

**Heath Lane Pharmacy
Construction Management Plan
April 2024**



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Appendices

Appendix 1	Construction Dust Management Plan
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1. Introduction

- 1.1 This Construction Management Plan has been prepared by Avant Homes to minimise the impact of the construction at its site at Heath Lane Pharmacy, Earl Shilton, on the surrounding community, both for the construction on-site and the transport arrangements for servicing the site.
- 1.2 It addresses how any impacts associated with the proposed works will be mitigated. The agreed contents of the Construction Management Plan will be complied with unless otherwise agreed with Hinckley and Bosworth Borough Council.

2. Site and Surroundings

- 2.1 The site is located to the west of Earl Shilton and comprises a single undeveloped field with an area of 0.25ha. It is bound:
- To the north by existing residential properties developed by Avant Homes under permission 14/01279/OUT;
 - To the east by a wooded area beyond which are the properties off Mountfield Road;
 - To the south by Heath Lane Surgery and its dedicated car park; and
 - To the west by Westfield Avenue beyond which is an undeveloped parcel used for materials storage by Avant Homes under permission 14/01279/OUT.
- 2.2 The site is itself generally flat but does gently slope from east to west.

3. Description of Proposals

- 3.1 This application seeks approval for a minor material amendment (Section 73) to several conditions to reflect Avant Homes' house types and build requirements.

4. Operational Hours

- 4.1 No development shall take place outside of the following hours unless exceptions are agreed with the Local Planning Authority in writing:
- 0730 to 1800 Monday to Friday; and
 - 0800 to 1400 Saturdays
 - No working on Sundays or Bank or Public Holidays
- 4.2 It is considered that these hours relate to noisy works which are audible beyond the site boundary to the unacceptable detriment of residential amenity. It is not a blanket prohibition of work at all times. For example, painting by hand, could be undertaken outside these hours without having a detrimental impact on others. Similarly, the above restrictions will not normally apply to small scale domestic do-

it-yourself type activities that would form part of the development works. This would include activities such as internal fitting out of and finishes to dwellings and any internal maintenance activities to water, electrical or gas provisions within dwellings.

5. Communication

- 5.1 Avant Homes will ensure that the effects of site activities are mitigated wherever feasible and practicable as part of the scheme.
- 5.2 Appropriate signage will be provided at site entrance to confirm contact telephone numbers of Avant Homes (or representatives) both during and outside working hours. The out of hours service includes evenings, weekends and all public holidays.
- 5.3 Operatives employed on site will be informed at site induction of the importance of maintaining good relations in the local area.

6. Emergency Contact Details

- 6.1 The site will display an emergency contact number on the hoarding so that should any out of hour's issues arise.

7. Site Access

- 7.1 In the interests of safety members of the public will be prevented from accessing the site. The site will be securely hoarded by 2.4m high hoarding/1.8m high Herras fencing and entrance/exit location for site vehicles on to Westfield Avenue only. This will be via a secure gate that will be kept locked when not in use and controlled by Avant Homes.
- 7.2 Avant Homes will ensure that pedestrians and vehicles are segregated within the site boundary through the use of appropriate barriers and separate routes where this is feasible. Appropriate temporary diversions of the public footpath crossing the site from east to west will also be allowed for during the development period if and when necessary.

8. Management of Construction Traffic

- 8.1 During the early phase of development a Traffic Management Plan will be developed and implemented to facilitate the safe access and egress of construction traffic to the site.
- 8.2 Within the site construction traffic will be carefully managed so that all vehicles will drive into and out of the site via a construction access. All construction or site traffic shall enter and leave the site from Westfield Avenue and no other access point unless agreed with the Local Planning Authority.

- 8.3 An entrance gate is provided at the site boundary to secure the site when closed. Right of way for other highways users and pedestrians will be accommodated at all times.
- 8.4 Signage will be erected at the site entrance for access and egress to ensure priority is given to pedestrians and other road users of Westfield Avenue, to prevent clashes with construction traffic. Signage will also be provided on Westfield Avenue to warn site operatives not to park on the road.
- 8.5 The management of the site will ensure that all vehicles will drive into and out of the site. Avant Homes will aim to get delivery vehicles on to site as quickly as possible to avoid traffic issues.
- 8.6 All suppliers/sub-contractors will be made aware of traffic management arrangements during the tender process and part of their instructions will include details on delivery times and behaviour. If necessary, vehicles will be turned away from the site and repeat offenders will not be allowed to deliver to site and alternative arrangements made.
- 8.7 All materials will be delivered and offloaded by crane or forklift in specific areas. All lifting operations will be undertaken in accordance with Lifting Operations and Lifting Equipment Regulations 1998 (LOLER).

9. Construction Traffic Routes to Site

- 9.1 Avant Homes recognises the importance of avoiding construction traffic coming through residential areas wherever possible. Incoming construction traffic to the site will be directed using signage and prior instruction during the procurement and order stage. It is envisaged that this information will be communicated in the form of a leaflet or email and will include information regarding times of operation, delivery routes, the call up procedure and delivery slot information.
- 9.2 Heavy construction traffic travelling to and from the site will be requested to follow specific routes. Such traffic must utilise the B6282 from the A68 and A688, expressly not unclassified 42.2 Greenfields Road, unclassified 42.5 Wigdan Walls Road, or C93 Hallimond Road (past Escomb Primary School).
- 9.3 Signage on the hoarding will be used to ensure that site access and egress point is clearly identified. There will be dedicated zones for vehicles to unload prior to leaving the site.
- 9.4 Avant Homes will manage deliveries to minimise disruption in the local area to avoid congestion. Sufficient time will be given between deliveries to allow for any delays as a result of the delivery vehicle getting stuck in traffic or the loading/unloading taking longer than expected to avoid vehicles waiting on the surrounding highway network so far as is reasonably practicable.

10. Construction Site Compound and Storage

- 10.1 Main project offices will be established to the centre of the site. The main office area will be used by Avant Homes and contractors where necessary. The offices will be constructed from modular structures stacked two tiers high to reduce the overall footprint of the compound. The main offices will include welfare facilities including toilets and kitchen facilities for staff.
- 10.2 Lay down areas have been identified on the main site for materials, equipment, and vehicles in the site compound. This includes containers for storage of equipment and materials, silos for materials on a concrete base, and an area of hardstanding for vehicles and materials. The area of hardstanding for vehicles and material will be secured by the external 2.4m hoarding. Waste management and fuel storage areas will be located within these areas.
- 10.3 The site compound and car parking will be appropriately lit for safety and security.

11. Site Hoardings

- 11.1 The site shall be fenced at key locations. The fencing will include where appropriate:
- 2.4m hoarding, plywood faced, timber framed, with a surface density of not less than 7Kg/sqm for security and noise limitation purposes; or
 - Herras fencing and sheeting; or
 - 1.8m high anti-climb Herras fencing covered in debris netting.
- 11.2 The provisions of the Health and Safety at Work Act 1974 will be followed in all cases.
- 11.3 Access through the hoarding will only be through a gate located on Westfield Avenue. The gate will be set back from the highway and will not open towards the highway in the interest of highway safety. Hoarding positions will also not be located where sight visibility of and for Ehterley Moor (B6282) traffic is prejudiced.

12. Environmental Protection

Contaminated Land

- 12.1 No contaminated land was identified during site investigation works. Therefore, no remediation or plot validation works are anticipated.
- 12.2 All waste from the site, including any potentially contaminated land resulting from excavations, will be taken to an appropriate waste site by recognised contractors. Avant Homes will deal with any unknown hotspots discovered during construction works in accordance with best practice. This will ensure that personnel carrying out invasive works in the ground will be protected and any necessary remediation will be to approved standards.

Dirt and Dust

12.3 Dirt and dust levels will be monitored and will be controlled through a range of measures including:

- 10mph speed limit will be enforced on-site;
- during dry periods the application of damping down techniques if necessary;
- HGV's removing spoil from the site will be appropriately sheeted and not overloaded in order to minimise the risk of mud spilling onto the highway;
- the haul roads within the site will be kept clean with road sweeping undertaken within the site;
- wheel cleaning will be provided, with any water and dirt being collected and not allowed to enter the existing drainage system without treatment;
- keep to site speed limits to minimise dust generation;
- stripping, storage, handling and spreading of soil being in accordance with current best practices;
- good soil handling and storage methods being applied including the protection of stockpiles proposed at appropriate locations on-site; and
- burning of materials on-site will not be permitted.

12.4 Further details of the control of dust and dirt are set out in the Construction Dust Management Plan (CDMP) at Appendix 2. This also sets out measures for the monitoring of dust and dirt levels.

Surface Water Run-Off

12.5 Water from the site containing silt or mud will not be discharged directly to any watercourse. Appropriate traps will be utilised to prevent silt or mud entering the watercourse. Full details and method statements to be provided by sub-contractors prior to start on-site.

Tree Protection

12.6 Prior to commencement of other works on site a tree protection fence is to be installed to protect specific trees and hedges from construction activities around the site in accordance with BS5837 standards.

Biodiversity Protection

12.7 All care will be taken to avoid disturbance to wildlife. Any sightings of protected species will be reported to the Site Manager immediately.

13. Noise and Vibration

- 13.1 The principal legislation on the control of noise and vibration is the Control of Pollution Act 1974. Statutory nuisance provisions relating to noise are contained in the Environmental Protection Act 1990.

Noise Control – General

- 13.2 All machinery is to comply with the current legislation of 80 dB(A). Noise assessments will be carried out as per Control of Noise at Work Regulations 2005 with records kept. Avant Homes will carefully select plant to ensure noise is minimised.
- 13.3 Any site workers with a daily or weekly exposure to noise levels exceeding 80 dB(A) or a peak pressure of 135 dB(A) will be warned of the dangers of working in noisy environments. They will be advised of the systems being used by Avant Homes to reduce noise levels and issued with and trained in the use of ear protection.
- 13.4 Compulsory ear protection will be enforced if noise levels exceeding 85 dB(A) or a peak pressure of 137 dB(A) are reached.
- 13.5 All sub-contractors will provide full risk assessments and method statements.

Noise Control – Detailed Provisions

- 13.6 Avant Homes will aim to control noise levels through a number of actions including:
- the site will be surrounded by fencing and hoarding;
 - any vehicles and mechanical plant fitted with exhaust silencers will be maintained in good and efficient working order and operated effectively;
 - machines and equipment in intermittent use will be shut down or throttled down to a minimum when not in use;
 - care will be taken when loading or unloading vehicles or dismantling scaffolding or moving materials;
 - within the site compressors will be sound reduced models fitted with properly lined and sealed acoustic covers. These must be kept closed whilst the machinery is in use; and
 - all vehicles, plant and equipment should be maintained and operated in a manner so that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.

14. Temporary Lighting

- 14.1 All temporary lighting at the site during construction will be faced into the site and not directed towards neighbouring areas surrounding the site.

15. Storage and Disposal of Waste and Contaminated Materials

Regulatory Overview

- 15.1 Avant Homes will comply with the Environmental Protection Act 1990 to ensure that there is a duty of care in respect of those who produce, import, carry, keeps, treats or disposes of controlled waste. Regard will also be had to 'The Duty of Care – Code of Practice' (March 1996) in relation to the use of registered waste carriers and the use of waste transfer notes.
- 15.2 The Contaminated Land Regulations 2000 define conditions which are deemed to be contaminated and which must be developed in accordance with the Environmental Protection Act.
- 15.3 The Pollution Prevention and Control Regulations 2000 which are designed to prevent, reduce and eliminate pollution at source through the efficient use of natural resources. Implementation is intended to help operators move towards greater environmental sustainability and the regulations contain guidelines for the storage and transfer of contaminated material under a system designed to minimise the impact of contamination.

Waste

- 15.4 Avant Homes is committed to managing waste arising from its sites. We undertake works in a manner that aims to minimise the amount of waste to be disposed of, and that any waste arising from the site is classified, transported and disposed of in accordance with the Controlled Waste Regulations 1998 (as amended), and the Hazardous Waste Regulations 2005.
- 15.5 Any waste will be managed to maximise the re-use of surplus materials and, in circumstances where off-site disposal to licensed landfill is unavoidable, minimise any adverse environmental effects associated with the disposal.
- 15.6 A Site Waste Management Plan will be prepared and maintained on site in accordance with current legislation and updated as required. Waste products will be evaluated prior to disturbance or removal. All waste products will be identified and appropriate actions for handling and disposal implemented.
- 15.7 Measures to reduce waste arising during the construction period shall include, where practicable, the following:
- allocate sufficient storage space for materials which can be reused to avoid disposal;
 - avoid over-ordering of materials;

- avoid damage on delivery by using a well laid-out storage and off-loading area;
- use prefabrication, if feasible;
- avoid repetitive handling;
- segregate materials for recycling, such as timber and cardboard wrapping;
- salvage top soil for reuse; and
- recycle municipal waste from temporary welfare accommodation on site.

15.8 Burning of materials on-site will not be permitted in order to prevent smoke emissions.

Fuel and Oil Containment

15.9 Avant Homes will provide spill kits on site. Where refuelling is to take place on site the kits will be positioned in locations ready for immediate use.

15.10 All fuels that will be stored on site will be in double bunded containers. Fuel delivered to the site under strict criteria to reduce the risk of fuel being left on-site. All plant to be re-fuelled will be done using an electric or hand pump.

15.11 Should a spillage occur during re-fuelling, the re-fuelling shall cease and the spillage will be cleaned up using a spill kit immediately, or as soon as practically safe to do so. Any spillages will be reported to the Site Manager immediately.

Appendix 1

Construction Dust Management Plan

Construction Dust Management Plan (CDMP)

Roles and Responsibilities

Principle contractor and named person will be responsible for management and implementation of the CDMP.

Enabling works

Name	Position	Company
TBC	TBC	TBC

Site Works

Name	Position	Company
TBC	TBC	TBC

The principal contractors at enabling and main construction phase will appoint the person(s) responsible for management and implementation of the CDMP. The appointed person(s) should be 'technically competent' either by way of IAQM / other body membership / qualification and / or wide experience of similar projects.

Each subcontractor must also be familiar with the control measures and procedures outlined in this plan.

Potential Receptors

Potential receptors that may be affected by dust emissions from the site include:

Potential Receptors	Expected Duration
Visitors to the offices and site during working hours and generally for short periods only / temporary.	• Temporary during the construction phase • 07.30 to 18.00 Monday to Friday and 08.00 to 14.00 on Saturday
Workers occupied in construction works at the site.	
Residents' properties surrounding the site.	
Traffic users on surrounding roads.	

Table A.2.1: Potential Receptors that may be Affected by Dust Emissions from the Site

Sources of Dust Generation

It is anticipated that the following activities have the potential to cause dust from construction works associated with the development. They are summarised in the

following table with a brief explanation of each activity with regards to dust generation.

Activity and Sources of Dust	Construction Phase – Description of Activity
Earthworks – stripping and levelling soil profiles	Earthworks at site will primarily involve excavating material, haulage, tipping and stockpiling
Stockpiling of topsoil	Topsoil locations following site strip with either be taken off site or stored in locations noted on construction plan
Ground levelling, excavations, trenching, and earth moving	Preparation for construction of buildings, drainage system, access roads to public highway and preparation for hardstanding areas e.g., parking areas. Preparation of vegetated areas
Construction of buildings, site drainage system, hardstanding area, and access road	This will involve bringing in, tipping and spreading of materials onsite; concrete tipping and levelling; bulk storage of construction materials; use and movement of above ground plant including tele-handlers; road construction
Material cutting e.g., concrete / paving / stone	Most materials will be brought in to specified sizes and this activity will be limited to an occasional requirement to cut materials to size for final fitting and installation
Tracking of mud and dirt	Removal of dirt and mud from the construction site to the public highway network
Removal of waste materials from site, pre-operational clean up, removal of construction plant	Once construction has been completed, the site will be cleaned and made tidy. Dust generation will be minimal and primarily created from travel movements and dust sweeping activities

Table A.2.2: Activities Which Have the Potential to Cause Dust from Construction Works Associated with the Development

Dust Emissions Prevention Measures

The following summarise the measures that will be carried out to prevent dust emissions during construction activities.

General

- Although site traffic is unlikely to pick up speed due to the size of the site a speed limit of 10mph shall be adhered to.
- Daily check of site activities shall be carried out by the Site Manager.
- Dust generation sources shall be dampened with water as and when necessary, particularly during dry periods.

- Fencing will be erected around the site boundary as appropriate. The need for enclosed fencing around individual dust generating activities (long term and short term) shall be determined by the Site Manager in consideration of the potential for dust to be generated and its proximity to a sensitive receptor.
- Dry sweeping of tarmacked areas shall be avoided during windy conditions.
- Water shall be applied to surfaced areas such as tarmacked areas during dry and windy weather.
- Storage piles of bulk materials including soils shall be covered and anchored in a manner that prevents the cover being removed by wind action.
- Visual checks on wheels and body of HGV's leaving site shall be carried out to prevent mud (and then dust) being carried off site.
- No bonfires shall be allowed on site.
- Idling of construction traffic or plant shall not be allowed and engines shall be switched off when not in use.
- Training for all construction and operational staff including tool-box talks shall be provided regarding prevention of emissions from the site before construction works begin.
- All dust complaints received shall be recorded in order to identify causes and take appropriate measures to reduce emissions to acceptable levels.
- An environmental log-book or hard copy diary shall be kept on-site to record : visual checks, plant maintenance checks, daily weather information, date, time, road sweeper times, complaints and any information regarding additional dust mitigation taken that differs from day to day operation. The log-book will be available to the Local Authority upon request.

Earthworks

- Sealed surfaces shall be maintained for as long as possible by removing soils (e.g., grassed) only when working of the area is required.
- Earthworks and exposed areas shall be re-vegetated to cover the topsoil as soon as practicable.

Stockpiling

- Visual inspections of all stockpiles of material shall be undertaken and water suppression shall be carried out as necessary to prevent fugitive emissions.
- If the soil is in a very dry state, it shall be sprayed with water mist during handling, but the spraying should not be excessive to avoid making soil wet and plastic.
- The height of the topsoil stockpiles shall not be any more than 2.5m in height to minimise the drop heights.

- The formation, maintenance and excavation of soil stockpiles shall be carried out in accordance with the Soil Management Plan.
- If stockpiles are to be stored for a period of more than 6 months, the stockpiles shall be seeded with grass / clover mixture to protect the soil against erosion.

Construction

- Scrabbling of the concrete shall be avoided where practicable.
- Sand and other aggregates shall be stored in bunded areas and shall not be allowed to dry out, unless this is required for a specific process or operation.
- Cement and other fine powder materials shall be delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling.
- Seal and store fine powder materials to prevent dust escape e.g. closing concrete bags.

Tracking of Dirt / Mud

- All heavy-duty vehicles leaving site shall be fully sheeted.
- Visual observations shall be undertaken and an onsite water bowser shall be deployed should roads require to be dampened.
- Hard surfaced roads and working areas shall be kept clean and free of mud and debris with the use of a road sweeper where practicable. Increased use of the sweeper shall be considered during dry and windy conditions.
- No materials shall be kept in open topped heavy-duty vehicles after the site closes each day.
- Dry sweeping of large areas shall be avoided.
- Road sweeping shall be undertaken as required.
- Road conditions will be monitored daily and propose mitigation increased as required, this may include wheel washing or wheel shaker systems.
- Surface water runoff from the site to the public highway shall be avoided.

Visual Monitoring

Activities with the potential to cause dust emissions will be monitored. Daily visual checks and additional checks during adverse generating conditions will be undertaken by the appointed person in the CDMP. Visual checks to include checking of nearest receptors to include window cills etc. Increased dust suppression using water bowsters in adverse dust generating circumstances (i.e. high winds or dust visually seen blowing from site) shall be carried out. If the emissions are not curtailed with the water suppression techniques, the Site Manager will suspend or cease operations until the high wind conditions have subsided.

Provision of Personal Protective Equipment (PPE) such as approved dust masks shall be used by operatives in the events that dust emissions are accidentally generated. All personnel shall be advised of their roles to minimise the generation of dust. Suitable dust mitigation measures shall be deployed based on visual observation, log-book records, and weather conditions.

Complaints

In the event that complaints are received regarding dust, details of the complaint will be logged in the environmental log-book and potential sources or occurrences on site shall be investigated. Records of all complaints and remedial action shall be held on site within the dedicated log-book.

In the event that the primary dust control measures fail or are insufficient during conditions of high wind and dust is visibly being transported off site, works shall be suspended until a time when wind conditions lessen, or the dust control measures adequately stop dust transportation off site.

The results of the complaint investigation and the measures taken to resolve the complaint will be made available to the Local Authority upon request.