

Davidsons Homes

Condition 06 – Construction Environmental Management Plan

Land at Wykin Lane, Stoke Golding

Document Issue History

Revision No	Issue Date	Author	Comments
01	09/05/2023	HK/CY	

This document sets out the related activities being undertaken and provides details of the relevant measures and procedures being undertaken to ensure that construction activity follows best practice.

This document is submitted pursuant to Condition 6 of the Outline Planning Consent reference number 22/00595/CONDIT for the above development which states that:

No development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored and how construction traffic will be routed. The plan will provide a procedure for the investigation of complaints. The approved details shall be implemented throughout the course of the development.

Site Works-

The initial works will see the creation of the temporary site access followed by site clearance, roads, sewers, infrastructure works, erection of houses and then open space areas.

The delivery of the 55 houses in this development will be phased over several years.

a) Parking of site operatives and visitors

Response: Dedicated car parking for all site staff, operatives and visitors will be provided adjacent to the site compounds. See drawing 1189_600_Compound Plan P01. A temporary parking area with welfare facilities will be installed at the start of the project in advance of the main compound works. This is also indicated on the plan.

b) Loading and unloading of plant materials

Response: areas will be provided adjacent to the site compounds as detailed on the Build and Traffic Route Plan. This will be sized to allow sufficient room for the turning circles of the largest delivery vehicles.

Materials will generally be delivered close to the working areas to minimise the need for double handing which can lead to damage, exposure to the elements and excessive wastage. A 'just in time' approach will be adopted to the scheduling of material deliveries for each house plot, to avoid the site becoming inundated with excess materials.

Delivery vehicles will incorporate mechanical handling equipment such as a tail lift, Hiab crane or a Moffett Mounty forklift truck to provide a safe means of unloading thereby avoiding the need for manual handling of heavy components.

The site will also be provided with its own tele-handler to assist with unloading duties, the stacking of materials inside the compound and the onwards distribution of the materials around the housing development. The telehandler will also be used for bringing the waste skips (segregated into the different waste streams), back to the central waste management area in the compound for recycling.

c) Storage of oils, chemicals plant and materials.

Response: A designated area for storage of plant materials will be allocated. See drawing 1189_600_Compound Plan.

Response: fuel oil will be stored inside lockable, double skinned and bunded fuel tanks which also incorporates the associated dispensing equipment (pump, hose and nozzle), each storage tank is also provided with its own spill kit for emergency use. The main storage tank is located inside the site compound, smaller fuel bowsers will be available to replenish the larger items of earthmoving equipment on site and returned to the compound when not in use.

Drip trays will be provided under all static items of equipment such as generators to contain any spillages. The volume of any oils (engine / hydraulic / transmission) stored on site will be minimal, as service engineers will bring their own supply of fluids when undertaken service visits for each item of equipment and takeaway the old fluids for disposal offsite whenever they leave site.

A lockable COSHH cupboard will be available to store all hazardous materials, the quantities of these products stored on site will be minimised wherever possible to reduce the risk. All plant and equipment will be returned to the compound when not in use, smaller items of plant, equipment and small tools will be stored inside storage containers.

The regular monthly health & safety audits will focus on the environmental compliance of the site team with regards to the safe storage, distribution, use, disposal and the emergency arrangements for the hazardous materials used on the project.

At least two freestanding mortar silos' will be located in the compound, the dry blended mortar contained in the silo is mixed with water at the outlet point and transferred into mortar tubs for distribution to each dwelling, thereby eliminating any dust particles. The silo will be replenished by a bulk tanker delivery which minimises the potential for airborne transmission.

d) Construction hours

Response: Construction Hours Monday to Friday 7.30 am – 6.00 pm/ Saturday 8.00 am – 1.00 pm, No Construction work on Sundays or Bank Holidays.

Site Opening Times Monday to Friday 7.00 am – 6.00 pm/ Saturday 7.30 am – 1.00 pm, Not open on Sundays or Bank Holidays.

No waiting allowed and no parking allowed along Wykin Lane. Suppliers of materials and services to site will be provided with delivery route details and advised of the site opening hours via works orders issued from Davidsons.

- e) Proposed temporary traffic restrictions.

Response: Temporary traffic restrictions will be required to construct the site access, and these will be agreed with highways authority.

- f) Vehicle turning

Response: Please refer to 1189_600_Compound Plan.

- g) Noise

Response: Noise will be appropriately considered during the construction period. Davidsons will implement measures to control noise including using modern, quiet and well-maintained plant and equipment, and shutting down plant when not in use to minimise noise disturbance. Plant and Equipment where it is stationary will be positioned as far as possible away from sensitive receptors.

Other than potentially at the site set up stage (may need to use generators) we will endeavour to use mains electric supply which will ensure a quieter noise environment. Deliveries will arrive during normal site hours and engines are to be switched off whilst unloading.

- h) Lighting

Response: The permanent compound will be provided with lighting columns on the perimeter (with directional cowls) to ensure that the site is appropriately lit when required (particularly in the winter months when the site is operational). The site compound would not be lit during the evening periods once the site closes for the day, except in exceptional circumstances and with consent from Hinckley and Bosworth Borough Council.

- i) Delivery routing

Response: Refer to construction traffic routing plan 1189_601 which accompanies this document. Signage will be erected at the site entrance and exit. This will direct all traffic to turn left into site and turn right upon exit.

- j) Erection and maintenance of security hoarding

Response: The permanent compound area will be enclosed by modular metal hoarding panels which are pre-finished in Davidson's red paint. Both vehicular and pedestrian access gates will be provided onto the compound to provide a safe means of access and egress.



k) Wheel washing

Response: A manually operated pressure washer will be provided before exit of site on to Wykin Lane. Details of the location are shown on drawing Construction Traffic management Plan 1189_600. This will ensure that any mud/debris is suitably removed prior to vehicles leaving the site and entering the public highway. If necessary, road sweepers will be utilised.

l) Measures to control emissions of dust and dirt.

Response: Topsoil will be removed at the start of site works; it will be retained and protected to minimise the potential for dust to be disturbed by the wind and blown across the site.

Bulk earthwork operations will generally be undertaken over the late spring, summer and early autumn (traditionally known as the muck shifting season), although the precise timing is always weather dependant each year. This is to control the moisture content of the fill materials, as achieving an effective compaction density, is dependent on maintaining the optimum moisture content for each different classification of soil type.

Mobile water bowsers will be used to add water to each layer of fill material if required and to undertake dust suppression duties.

The permanent roads will be constructed up to basecourse level at an early stage, for this distribution of equipment and materials around the site. These roads will provide a solid sealed surface to minimise the amount of mud collected by the tyres, and also enable the road to be cleaned effectively by the road sweeper, the frequency of these visits will be adjusted to suit the ongoing site activities and the prevailing weather conditions.

The resident site management team (Site Manager and an Assistant Site Manager) on the development will oversee these measures daily.

m) Odour and Smoke

Response- No fires will be permitted to be lit on site

n) Recycling and disposing of waste

Response: During the construction phase, all waste will be returned to the site compound and segregated into the different waste streams. A specialist waste management company will be used for the disposal of the waste. The specialist will provide reports on the quantities of the different

Great emphasis is placed on managing the call off, unloading, storage, distribution and use of the incoming materials to minimise wastage, together with the adoption of modular design solutions and components such as the prefabricated chimney stacks used on our developments to minimise the potential to generate excessive quantities of waste.

Management of Surface Water during Construction

Response: During the construction term of the development, surface water will be managed on site by means of a number of overland flow routes which are to be provided (E1189-ENG-1050 – Contour Layout) Extract below.

All the overflow water onsite is directed towards the proposed pond which is located to the east of the site. The development of roads and adoptable drainage before any further construction of individual housing plots takes place. Hessian bags of straw will be utilized in gullies to prevent silt getting into the SUDs features.

The storm outfall along with the gullies, will be checked weekly to see if any maintenance needs to be carried out to prevent flooding from blockages that will impede the flow. All surface water during the construction period can therefore be treated in the appropriate manner, minimising the risk of flooding and maintaining the existing surface water runoff quality.



Monitoring and complaints

Response: DDL will provide details of the site construction team prior to commencement. Relevant contact details will be posted on the site entrance as well as being provided to the Parish Council. Until such time, please contact Katie Stanyard

Email – Kstanyard@davidsonsgroup.co.uk

Phone – 07557 744450

Environmental health will be notified of site start and invited to visit the site

All complaints should be directed to Katie Stanyard in the first instance. Any actions/ responses can be actioned accordingly.

Conclusion

The proposed measures and practices within the CEMP should ensure that the site is well managed and operated professionally daily. Accordingly, Davidsons request that Condition 6 is discharged.