

CONDITIONS

CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN

Project No: 22.106

Project: Sheppard – Basin Bridge Bungalow

Date: 12/06/2025

DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF SINGLE DWELLING INCLUDING REVISED ACCESS, PARKING, AND LANDSCAPING

This CEMP has been prepared to address the requirements of Hinckley & Bosworth Borough Council in regard to Condition C11 of their Decision Notice (ref:23/00758/FUL).

This sets out the primary CEMP criteria against which this document has been prepared.

Condition C11: Construction & Environmental Management Plan –

This document covers the following:

Prior to commencement a Construction and Environmental Management Plan (CEMP) shall be submitted in writing to and approved by the Local Planning Authority, ensuring that there are no direct impacts on the site as a result of the construction phase. This shall include mitigation for pollution runoff (e.g. fuel spills, surface water/siltation and lighting. Protection measures for the single retained tree identified as having low bat roost potential shall be included with the CEMP

a) Monitoring, reporting and control of construction noise and vibration including hours of working and scope for remedial action

All available techniques should be used to minimize, as far as is appropriate, the level of noise to which operators and others in the neighbourhood of site operations will be exposed.

Measures which should be taken include the following.

- 1) The hours of working should be planned and account should be taken of the effects of noise upon persons in areas surrounding site operations and upon persons working on site, taking into account the nature of land use in the areas concerned, the duration of work and the likely consequence of any lengthening of work periods.

Construction working hours are to be as follows-

- o Monday to Friday: 8am to 6pm
- o Saturday: 8am to 1pm
- o Sundays, Public and Bank Holidays: No working or noisy activities

These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the local planning authority.

2) Where reasonably practicable, quiet working methods should be employed, including use of the most suitable plant, reasonable hours of working for noisy operations, and economy and speed of operations.

3) Noise should be controlled at source and the spread of noise should be limited.

4) On-site noise levels should be monitored regularly, particularly if changes in machinery or project designs are introduced, by a suitably qualified person appointed specifically for the purpose.

The following are suggested means to manage noise -

- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
- All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available AND/OR in compliance with health & safety requirements) and shall be maintained in good and efficient working order.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
- The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
- No stereos or similar amplified devices shall be audible beyond the site boundary.

b) A scheme for the control of dust and scope for remedial action in the event that dust is identified as an issue or any complaints are received.

See the Dust Management Plan prepared by EPS (UK23.6382c).

c) Wheel washing facilities and road cleaning arrangements

See also the Dust Management Plan prepared by EPS (UK23. 6382c).

- The public highway must be kept in a condition whereby it is mud free. This is applicable to both roads and any pavements.

The main site entrance / exit is off of the road and is currently formed in concrete in reasonable condition. An existing yard area associated to the agricultural use of the site is able to be used to provide a clean and level surface for delivery vehicles entering and exiting site.

In the event of vehicles picking up debris arising from construction activities, an operative is to be on standby with a Karcher or similar pressure washer to clean vehicles down prior to them exiting site.

Generally the foregoing should prevent debris from leaving and accumulating on site, however in the event that a particularly wet spell occurs and vehicles do pick up debris, a local road sweeping company will be instructed to attend and clean.

On a monthly basis the contractor will inspect and if required instruct a local road sweeping company to attend and clean as necessary. In the event of wet spells, this will be a weekly inspection, or daily if circumstances dictate otherwise. The same principal applies during dry and dusty spells.

d) Hours of construction work, including deliveries and removal of materials

Construction working hours are as follows-

- o Monday to Friday: 8am to 6pm
- o Saturday: 8am to 1pm
- o Sundays, Public and Bank Holidays: No working or noisy activities

Delivery and Removal of Materials and Equipment Materials and equipment are to be delivered to site strictly in accordance with the designated access route.

e) Measures to ensure that vehicles can access the site immediately upon arrival to ensure there is no queuing on the public highway

Vehicular access to site will utilise the existing entrance - as the site plan, until such time as the new access is operational. All delivery vehicles and large articulated vehicles will enter and leave the site in forward gear and this will be monitored by the site gateman.

Any reversing vehicles on site will have a banksman present. There will no reversing onto the Highway.

Deliveries will be planned to correspond to construction working hours.

f) Details of site compounds, storage area and contractor/visitor parking/turning

The Parking of vehicles of site operatives and visitors

Designated parking areas for site operatives and visitors have been planned within the construction area. Please refer to Pre-Construction Phase Site Plan. Car/van sharing will be promoted to limit the number of vehicles accessing the site.

Loading / unloading and storage of plant, materials, oils, fuels and chemicals.

All off-loading will be within the boundaries of site and will be carried out by telehandler or truck mounted mobile crane. All plant operators will be competent CPCS trained personnel, and all lifting operations will have detailed lift plans, compiled by a CPCS Appointed Person, in place prior to the operation taking place. CPCS Lift Supervisors and Slinger Signallers will manage the lifting on site.

Materials storage area will be established adjacent the site compound location in a segregated location and in conjunction with delivery/pick up area.

Work equipment will be stored in a segregated area next to the operative parking allocation at all times.

A storage cabin will be made available for storage provisions of small tools and equipment; this will be placed within the compound area forming part of the compound set up.

Location of temporary buildings and associated generators, compounds, structures and enclosures

Temporary site offices and welfare facilities will be placed within the compound area. The welfare units will comprise of a drying room with lockers, shower, WC's and Canteen area containing facilities for warming food, boiling water and chilled drinking water.

A temporary electrical supply will be extended to the construction area from the existing buildings at the rear (North) of the site.

Materials storage and waste segregation will be located within the site area with a dropdown area adjacent to the main gate. 'Just in time' deliveries will minimise the requirement for material storage. All deliveries will be booked in with site management 48 hours in advance. Any delivery arriving outside of the predetermined slot may be turned away.

Routing of construction traffic

Vehicular routing around the site is as shown on the attached site plans, also contained in Appendix A.

The separation of pedestrians and vehicles is of paramount importance to avoid potential incidents. Physical barriers will be employed to segregate pedestrians from vehicular movements by use of fencing/barriers/gates and signage. No pedestrian traffic other than personnel involved in the building project are expected however.

As the project evolves the segregation will be monitored, managed, and maintained.

Delivery Vehicular access to site will be utilising the existing entrance - as the site plan. All delivery vehicles and large articulated vehicles will enter and leave the site in forward gear and will be monitored by the site gateman. Any reversing vehicles on site will have a banksman present. There will no reversing onto the Highway.

Waste

An area on site for the management of waste and recycling is to be identified and is shown on the attached site plan.

The following are suggested means to manage waste -

- There shall be no burning of waste at any time.
- The appointed contractor(s) shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the LPA on request.
- The appointed contractor(s) shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and beyond its boundary.

f) Details of the site enclosure or part thereof and gated site security

The perimeter of the working area will have hoarding erected to the site perimeter in accordance with the instructions Temporary Works Design and subcontract Specialist. Gates will be installed within the hoarding to provide access/egress for vehicles that require access to the work area, (deliveries, Plant,).

A pedestrian gate will be installed within the hoarding line to ensure that only visitors, and site personal can gain access to the construction zone.

Corporate signage and site-specific information boards/hazard signage will be displayed.

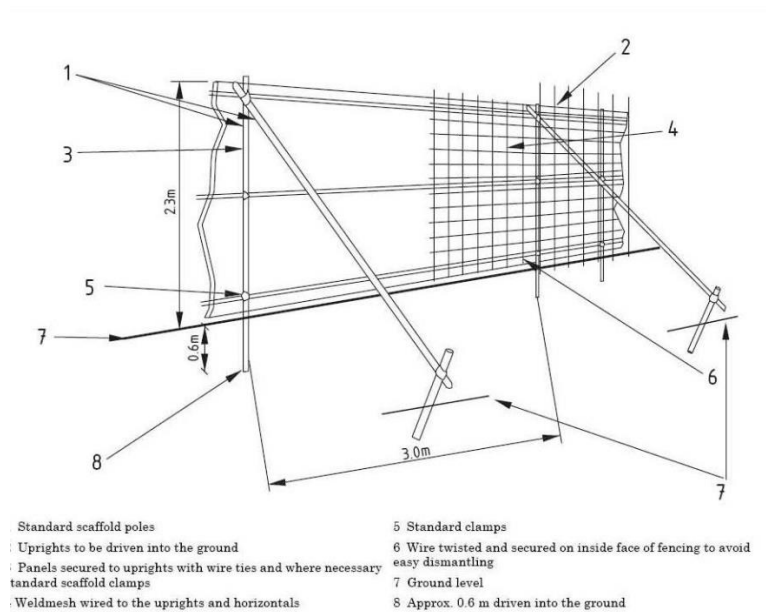
Fencing measures shall be implemented to prevent unauthorized persons (including children) from accessing beneath fencing and gates. There should be no risk to the general public from collapse, sharp edges, splinters, protruding wire or other defects.

Perimeter fencing shall be inspected daily with a recorded inspection at least weekly. A formal close down process will be in place to ensure that the site is correctly secured at the end of each shift.

g) Confirmation of any tree protection measures

All contractors must consider the impact their works have on existing trees and plantations and as such, have a statutory duty to protect them.

The installation of tree protection fencing provides a protective barrier to identified planting and including areas on the perimeter allowing contractors to work safely and efficiently without the worry of potentially damaging any part of tree trunk, branches, roots or surrounding ground.



Please refer to Tree Protection Plan for further details

i) Confirmation that any demolition will be carried out in accordance with the ecological assessment

The demolition work will be carried out in accordance with the ecological assessment.

h) A scheme for dealing with complaints

It is important that a member of the public or interested parties can make a valid complaint regarding the construction works. Such complaints can provide a valuable feedback mechanism to help reduce potential impacts on sensitive features and will also allow the construction works to be refined and improved.

The point of contact for complaints will be the Site Manager on behalf of the Contractor. Any issues raised can then be discussed and resolution outcome in a timely manner.

The following are suggested means to manage complaints -

- A display board shall be prominent and shall detail the nature of the works being undertaken, a contact name and telephone number (including a telephone number to be used outside normal working hours)
- A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.

The following are suggested means to limit any complaints -

- A responsible person shall undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

i) Details of any temporary lighting

To minimise impact of light intrusion on the surrounding environment, the following principles shall be adopted:

- Minimise use of lighting to lowest practical levels to enable safe working.
- Ensure lighting is directional and low spill (use of shields) and directed inwards to work areas rather than outward facing towards surrounding areas.
- The use of photo sensors and automatic control systems for lighting to minimize the periods when it is on.
- Temporary lighting for vehicles, pedestrians and security will be controlled by a photocell and timer

j) Details of any fuel spill mitigation measures

To minimise the risk and impact of pollution arising from fuel spills during construction activities, the following mitigation measures will be implemented:

Fuel Storage and Handling

- All fuels, oils, and lubricants will be stored in a bunded area with a minimum capacity of 110% of the largest container.
- Storage containers must be compliant with relevant environmental regulations and regularly inspected for leaks or damage.
- Fueling of machinery will be carried out in a designated area away from watercourses and drains.

Spill Response

- Spill response kits, including absorbent materials and containment equipment, will be available at all fuel storage and transfer locations.
- All personnel handling fuels will be trained in spill response procedures.
- In the event of a spill, work will stop immediately, and the source of the spill will be controlled. Containment and clean-up procedures will be enacted without delay.

Preventative Measures

- Regular maintenance and inspection of plant and equipment will be conducted to prevent leaks.
- Refueling will be supervised at all times and drip trays used where necessary.
- Emergency contact numbers and reporting procedures will be clearly posted on site.

Monitoring and Reporting

- All fuel use and spill incidents will be recorded in a site log.
- Any spill over 20 litres (or as specified by local regulatory thresholds) will be reported to the appropriate environmental authority immediately.

These measures aim to prevent contamination of soil, groundwater, and nearby watercourses, and to ensure rapid and effective response should an incident occur.

k) Details of any surface water and siltation control measures

To prevent pollution and protect nearby watercourses and drainage systems, the following measures will be implemented to manage surface water runoff and control siltation:

Site Drainage Management

- A site-specific drainage plan will be established to control surface water flow and reduce any erosion risks.
- Temporary drainage systems, such as swales, silt fences, and sediment traps, will be installed where required to intercept and filter runoff.
- Clean and dirty water will be separated; any runoff from contaminated areas will be treated prior to discharge.

Silt and Sediment Control

- Silt fencing, straw bales, or sediment barriers will be placed around soil stockpiles and exposed ground to prevent migration of silt into drainage systems or nearby watercourses.
- Excavated materials will be stored away from water bodies and drains, and stabilised or covered during wet weather.
- Wheel-wash facilities or rumble strips will be used to prevent vehicles tracking mud onto public roads and drainage systems.

Monitoring and Maintenance

- Erosion and sediment control measures will be inspected regularly, especially after heavy rainfall, and maintained as necessary to remain effective.
- Discharges to watercourses will be visually monitored for turbidity, discoloration, or evidence of pollution.
- Any breaches or failures in the system will be recorded, reported, and rectified promptly.

Prevention of Watercourse Contamination

- No materials, wash-down water, or wastewater will be discharged directly into surface water bodies or drains.
- Refueling and maintenance areas will be located at least 20 metres from any watercourse.
- Construction activities near watercourses will be minimized, and where unavoidable, additional protection such as geotextiles, buffer strips, or temporary bunding will be used.

These controls will help ensure that construction does not adversely impact local hydrology, aquatic habitats, or water quality in compliance with environmental regulations and best practice guidelines.