

**10 Western Parade,
Emsworth.**

The Construction

Environmental

Management Plan:

Demolition of existing dwelling and construction of a replacement 1 No. 3 bed detached dwelling to incorporate an existing outbuilding with modifications, with balcony to the front elevation (Revision to APP/19/00421).

1. Introduction

1.1 Planning permission was granted under application reference APP/20/00122 by Havant Borough Council for the 'Demolition of existing dwelling and construction of a replacement 1 No. 3 bed detached dwelling to incorporate an existing outbuilding with modifications, with balcony to the front elevation (Revision to APP/19/00421) on 09 June 2020.

1.2 Planning condition 8 requires the developer to submit, and have approved, details amounting to a Construction Management Plan.

1.3 All contractors and sub-contractors working on site are required to comply with the measures specified in this Management Plan. Failure to comply with these measures may result in construction work on site ceasing.

2. Working Hours and timings

2.1 To minimise disturbance to local residents there will be no noisy building works outside the following hours other than in an emergency or unless otherwise agreed, in writing, by the Local Planning Authority:

- Mondays to Friday 0800-1800
- Saturday 0900 - 1400

2.2 There will be no continuous 24 hour activities except in an emergency or on any Sunday or Bank Holiday working, unless circumstances dictate otherwise.

2.3 Consideration has been given to timings of work. Demolition will be carried out as early in the process as possible, envisaged to be later September to avoid the wintering bird period.

3. Site Organisation

3.1 The application site will form the compound, material store and contractors parking area. The site will be kept secure at all times and will be maintained in as clean and orderly fashion as possible.

3.2 The site storage will be secured in order to prevent any unauthorised access. Any surplus materials that can not be accommodated on site will be stored at a nearby development site.

3.3 As far as is reasonably practicable the visual intrusion of the construction site on nearby residents will be contained and limited.

3.4 Temporary welfare facilities will generally be located within the site and away from neighbouring properties.

4. Protective Fencing

4.1 Any protective fencing required will be erected around all construction areas and will be maintained in good condition.

4.2 The fencing will be removed and/or relocated to a new position only when safe to do so.

5. Noise and Vibration

5.1 All contractors will be required to control and limit noise and vibration levels so that current legislative standards are not exceeded.

5.2 All materials will be handled, stored and used in a manner that minimises noise.

5.3 Plant and equipment utilised during construction will conform to current legislation on noise and vibration levels, and will be examined on a regular basis for defects prior to the start of works. Under no circumstances will defective plant be used.

5.4 Where practicable equipment will be shut down when not in use. Engine compartments will be closed when equipment is in use.

5.5 Semi-static equipment will be sited as far away as reasonably practicable from residential dwellings adjacent to the development site.

5.6 Where existing concrete hardstands need to be broken up, an oversized breaker will be used to minimise the blow rate and hence the percussive nature of the noise produced. The amount of breaking up undertaken on site should be minimised. Material should be removed to a less sensitive location where it can be broken down further as necessary.

5.8 All complaints received about noise or vibration will be investigated immediately and where necessary, work practices will be modified.

5.9 No piling is currently proposed at the site.

6. Traffic Management and Public Access

6.1 Access to the site will be from Western Parade, Beach Road and the A259.

6.2 Deliveries to the site will be restricted as far as reasonably possible so as to avoid peak traffic flow periods.

7. Movement, Storage and Treatment of Bulk Materials and Spoil

7.1 Construction materials and spoil will be stored in accordance with a health and safety requirements.

7.2 The spoil that is generated from the development proposals, will be re-used on site wherever possible.

8. Dust and Odour Control

8.1 Best practicable means will be used to control dust and airborne pollutants at the site including the occurrence of smoke and fume emissions.

8.2 Areas of hardstanding associated with the development will be constructed as soon as possible.

8.3 All plant and equipment will be checked prior to use to ensure that it is in good working order and repair, and conforms to manufacturers' or statutory emissions standards. Any defective items of plant shall not be used.

8.4 All processing plant and vehicles carrying loose aggregate and workings will be covered or shielded to reduce/avoid dust emissions.

8.5 In periods of dry weather and where practicable, all soil stockpiles and surfaces will be dampened down with water to reduce dust emissions.

8.6 Where practicable, material stockpiles will be located away from the site boundary.

8.7 No materials will be burnt on site.

8.8 Proper consideration will be given to wind conditions and the location of sensitive receptors such as those dwellings beyond the development sites western boundary when activities are likely to emit dust, aerosols, fumes or odours.

8.9 Site toilets will be located well away from sensitive receptors.

8.10 Visual inspections of areas contiguous to the development site, with particular reference to sensitive locations will be undertaken as a routine. Dust deposition checks will be used to inform any remedial measures that need to be employed at the site.

8.11 Any identified recurring generators of dust will be replaced or improved.

9. Silt Control

9.1 Top soil arising from development will only be stripped immediately prior to construction in order to avoid the unlikely event of runoff into the local land drainage system.

10. Storage of Fuels and Oils and other Hazardous Materials

10.1 Special care will be taken during deliveries, particularly when fuels and hazardous materials are involved. Deliveries will be supervised at all times.

10.2 Vandalism and theft are frequent causes of pollution. Lockable valves will be fitted on all storage tanks/containers, fences will be made secure, and gates kept locked. Where possible, materials will be stored under cover and potential pollutants will be transferred into safe storage without delay.

10.3 Before any tank is moved or perforated at the end of a contract, all contents and residues will be emptied by a competent operator for safe disposal.

10.4 Mobile plant will be refuelled on an impermeable surface, away from any drains or bare ground. A spill kit will be kept on site. Vehicles will never be left unattended during refuelling. Hoses and valves will be checked regularly for signs of wear and these will be turned off and securely locked when not in use.

10.5 Correct facilities will be provided for storage and disposal of paint and liquid wastes.

10.6 Equipment and plant such as tanks, bunds, pipework and drains will be checked and maintained on a regular basis. Any corrective work necessary will be carried out as soon as possible.

11. Water Environment

11.1 The proposed drainage network will be developed alongside the construction of the dwelling. Surface water from within the development will be positively drained.

11.5 Contractors will comply with the conditions set out within any consents granted by the Environment Agency (e.g. discharge consents).

11.6 Regular checks of equipment will be undertaken to ensure leaks are identified early and rectified, thus saving water and preventing pollution of groundwater.

11.7 Rainwater will be collected and used, and water recycled wherever possible.

11.8 Manholes on site will be stamped 'F' for foul water and 'S' for storm/surface water.

12. Waste and Ground Conditions

12.1 Where possible waste materials will, in the following order of preference, be reduced, re-used, recycled and disposed of.

12.2 Attempts will be made to avoid the over-specification of materials, thereby reducing wastage. Pre-fabrication, which minimises material use and waste through controlled off-site processes, and where there is a higher level of quality control in a factory environment, also reduces failure and increases component durability/lifetime with associated environmental benefits, will be sought wherever possible.

12.3 Any ground contamination by spillage of fuel oils and hydraulic oils during construction will be excavated and removed to an appropriately licensed waste disposal site.

12.4 If during site preparation/construction activities, contaminants are identified, analysis will be undertaken to ascertain the nature of the contaminant and steps taken to remediate the ground and remove the contaminants. Removal will then be undertaken by a licensed contractor and the contaminants deposited in an appropriately licensed landfill.

12.5 Construction work will take place in such a way as to prevent, contain or limit, as far as reasonably practicable, any adverse impacts arising from the presence of contaminated land or material discovered during construction activities.

12.6 All waste materials will be segregated on site.

12.7 When not in use, skips will be covered to prevent dust and litter being blown about and rainwater accumulation. They will be regularly inspected and replaced when full.

12.8 No waste will be burnt on site.

12.9 In order to comply with the Duty of Care regulations the contractor(s) appointed to remove the waste from the site will be registered with the Environment Agency. A written description of the waste will be given to the contractor(s). Where there is hazardous waste for disposal, a more rigorous consignment note system will be followed.

12.10 All contractors will comply with all relevant waste regulations including: carriers registration of waste contractors, disposal of licensed facilities, Duty of Care waste transfer notes, waste exemption registration (if applicable) and special waste consignment notes (if applicable).

12.11 Where possible, waste materials will be disposed of at sites closest to the development site in order to minimise transport impacts.

13. Communication with the Local Authority and Local Residents.

13.1 The Council will be notified, by at least 1 day, before commencement of the development, as required by the CIL legislation.

13.2 On going liaison will be maintained with the LPA during the construction period.

14. General

14.1 All contractors will be made aware of their responsibilities and informed of the ways in which their actions can cause pollution and generate waste and how these can be prevented. They will also be encouraged not to use excess resources such as water or energy.

14.2 Construction plant/equipment and vehicles will be maintained in order to minimise emissions and maximise fuel efficiency. Hazard warnings will be attached to plant/equipment as necessary.

14.3 Construction work will be carried out so that, as far as reasonably practicable, disturbance to the environment is contained within defined limits and site restoration proposals are implemented in a timely fashion.

14.4 The measures set out in this Plan will be adhered to except where there is a demonstrable conflict with safety issues.

