

Construction Environmental Management Plan

Introduction

This Construction Environmental Management Plan has been prepared for Havant Borough Council to provide details to discharge Condition 14 of the permitted application APP/16/00614 for the erection of a 3 bed dwelling with integral garage and new access onto Salterns Close.

Site Logistics

Site Access: The site will be accessed via the new access point located on northern side of Salterns Close

Office and Storage facilities: Space has been allocated on site for the location of an office, WC and storage facilities in the set down area to the south of the site as defined on the plan Ref:SPSS. The chosen location will ensure building equipment and machines are stored at the furthest location from the harbour.

Parking: Offroad parking as defined on the plan Ref:SPSS, will be available in southernmost part of the adjoining property to the west (1, Salterns Close) suitable for up to 6-8 cars and small vans. The parking area is laid with pea single and is located behind an existing dwelling to the north and a beech hedge to the south. The location and surface covering has been selected to minimise dust and noise levels towards the harbour. Further, with the hedge and surface, noise and dust impact will be minimized towards the road and will be largely invisible from the road.

Environment Management: Fencing, hoarding and existing brick boundaries walls as defined on the plan Ref:SPSS, will protect existing vegetation on the site and restrict access to areas adjacent to the harbour. These measures will help protect habitats, minimise impact on the harbour and trees during construction.

Workers on site: Unless otherwise agreed in writing with the Local Planning Authority, construction work involving machinery (excluding hand power tools) shall only take place between the hours of 8am and 6pm Monday to Friday and 8am and 12.30pm on Saturday.

Discharge of items in condition 14

This section addresses the items raised in condition 14 of the planning permission. These are:

- Noise levels during winter months.
- Creation and impact of dust.
- Pollution of the harbour
- Waste disposal from site preparation, ground works and construction phase of the development

Each item is dealt with in more detail in the following text. Please refer to plan Ref:SPSS when reading this section. All terms in brackets refer to a name on the referenced plan.

Noise levels during winter months

The following measures will be taken to minimise noise during the winter months when birds are over-wintering:

- 1) No percussion piling is required during the build.
- 2) Works with heavy machinery exceeding 69db will not be undertaken during the bird over-wintering period.
- 3) The permitted plan includes creating an opening in the existing brick wall ("existing garden wall (N)") bordering the harbour ("sea wall") to the north. This will only be done once the outer shell of the house is complete, thus will be in place during the main construction works. This will reduce noise levels towards the harbour.
- 4) Harris fencing ("Harris fencing north") will further sub-divide the site between the existing brick wall bordering the harbour ("existing garden wall(N)") and development to stop construction workers and construction related activities taking place near the harbour.
- 5) All materials for the construction of the building will be delivered by road and stored in the southernmost part of the development site. (furthest from the harbour)
- 6) Staff room and WC will be in the southernmost part of the development site. (furthest from the harbour)
- 7) All waste materials will be removed from the site by road which is the furthest point from the harbour.
- 8) No work audible at the site boundary will take place on any Sunday or Bank / Public Holiday, nor on any other day except between Monday-Friday 08:00-18:00 and Saturday 08:00-13:00.

Creation and impact of dust

The following measures will be taken to minimise the creation and impact of dust.

- 1) The ground works will be undertaken in early spring, when based on the levels of rainfall during January, the ground will be wet thus reducing the amount of dust created.
- 2) 2.4m high 18mm OSB hoarding (marked "E" on the plan) will be placed between the construction site, and 5, Salterns Close which is the property to the east of the development.
- 3) A brick wall, which is part of the permitted plan ("new garden boundary wall") between 1, Salterns Close and the development site will be constructed before the commencing the construction of the dwelling, thus reducing the impact of dust to the west of the site.
- 4) Scaffold netting will be used on scaffolding on the east side of the development to minimise the creation and impact of dust when wind is in prevailing direction.
- 5) The permitted plan includes an opening in the existing brick wall ("existing garden wall (N)") bordering the harbour. This will only be done once the main structure of the house is complete, thus reducing the impact of dust towards the harbour during the construction.

- 6) There is a 3m high beech hedge bordering the road to the south of the site. This will reduce the impact of dust in a southerly direction particularly once the leaves come out.
- 7) Hard standing, consisting of type 1 scalping, will be laid in the entrance area of the site at the start of the build to reduce the creation and impact of dust associated with deliveries and removal of waste materials by road.
- 8) Vegetation not affected by the build is being preserved and will be segregated using Harris Fencing. In the main these are evergreen plants and will reduce the impact of dust and noise.
- 9) A skip will be onsite for the full duration of the build located at the southern end of the site for disposal general building waste. This will be covered by a tarpaulin to stop dust being blown out of the skip.

Pollution of the harbour

The following measures will be taken to avoid pollution of the harbour.

- 1) There will no access from the development area to the harbour due to an existing brick wall bordering the harbour (the north) and to the east, a new brick between 1, Salterns Close and the development site, and a Harris fencing ("Harris fencing North") further partitioning building area and the harbour.
- 2) All waste and excess materials will be removed from the site by road, so will be moved away from the sea wall and the harbour.
- 3) A skip will be onsite for the full duration of the build located at the southern end of the site for disposal general building waste. This will be covered by a tarpaulin.

Waste disposal from site preparation, ground works and construction phase of the development

Waste disposal will occur in the following way:

- 1) All waste materials resulting from the construction will be removed from site by road. The road is the furthest point from the harbour.
- 2) Waste materials will be disposed of using a licensed waste management company.
- 3) The entrance and surrounding road will be inspected daily and cleaned, if required.
- 4) Hard standing, consisting of type 1 scalping, will be laid in the entrance area of the site, at the start of the build to reduce collection of debris in vehicle tyres, associated with deliveries and waste removal.
- 5) A skip will be onsite for the full duration of the build located at the southern end of the site for disposal general building waste. This will be covered by a tarpaulin.