

Parchow Groundworks Ltd

North Street Development Emsworth

Construction & Environmental Management Plan

Version 1 03 Feb 2022



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1. Introduction.

- Address: 31A North Street, Emsworth, PO10 7DA

Phase one Demolition

- Client: CHS Homes Ltd
- Project manager: TBC
- Principle designer: Stuart Bone PWP Architects

Phase two Construction

- Client: CHS Homes Ltd
- Project manager: Andy Howe Parchow Groundworks
- Principle designer: Stuart Bone PWP Architects

The current site development consists of two large garage workshops and an office building. The site is vacant and in the vicinity of residential properties and shops. To the left of the entrance to site there is a Kabab shop and to right an estate agent a 1M access must be maintained to the rear of these premises at all times.

The future development will consist of two phases, one the demolition of the existing workshops and two the construction of 6 residential properties. The residential build comprises of 6 No. Dwellings (consisting of 1No. 3 Bedroom House, 2 No. 2 Bedroom Houses, 1No. 2 Bedroom flat and 2No. 1 Bedroom Flats new services, drainage, landscaping, and external works including parking areas.

Site locations - The site is located at 31a North Street, Emsworth, Hampshire See site location plan in Appendix 01

2. Programme.

The development is planned in 2 phases:

Phase one

- Demolition of existing work shops 4/6 Weeks

Phase two

- The residential build of 6 new dwelling's and demolition of office / welfare building (3) 32 weeks

3. Local liaison.

Parchow will engage with the local community, so our neighbours have a level of understanding of our activities. We encourage feedback to inform our activities on site.

- The scheme is located in Emsworth a location surrounded by residential and business premises.

- A notice board will be placed at the site boundary providing contact information and scheme details. This will include programmed information, contact details (office and Site) and security arrangements etc.
- For our neighbours we will issue a letter containing specific information about our activities. Copies of the newsletter will also be available on the site notice board.
- Once welfare facilities are established residents will be offered the opportunity to visit the site office to meet the project manager discuss issues and view drawings.

Our neighbours will be encouraged to communicate with Parchow Groundworks either directly with the site team or via the head office, any feedback or complaints received will be addressed and managed by the Project Manager with a log held on site detailing any actions required and the outcome.

4. Welfare Facilities.

The main site setup will be positioned within the existing office building. This will be retained into phase 2 and may be relocated into one of the new builds when ready to be demolished.

A signing in book will be located within the site office and a smoking shelter will be located local to the site set up. (existing lean too)

5. Site boundary and Security

The boundary of the site is secured on all boundaries at present, with a combination of site heras fencing together with the existing boundary which will be retained. (see site set up)

CCTV will be located in various locations on the boundary to protect site, using the dalek system the cameras will have out of hours recording and monitoring.

6. Working Hours.

Deliveries will be restricted outside of the following hours:

Mon – Fri	-	08:00 – 17:30.
Sat	-	08:00 – 13:00.
Sun & Bank Holidays	-	No working.

Deliveries

Access to site is from North Street the B2148 it is recommended larger vehicle access from the south off the A27. To the north along North Street there is a railway bridge with height restrictions.

7. Turning and vehicle movements.

Due to the nature of the site it may not always be possible for larger vehicles to turn within the confines of the site boundary, in these instances they will be reversed into site by a vehicle marshal. It will be requested and formalised with in the site TMP to suppliers that rigid vehicles only deliver to site.

The existing concrete hard standing will stay in situ for the majority of the project, and it is not envisaged that soil will be deposited onto the public highways, this will be continually monitored, and any necessary actions will be taken if access or adjoining roads become spoiled. All vehicles will be assessed before leaving the site and if cleaning is required a jet wash facility will be available for cleaning down.

Vehicle and pedestrian segregation will be in place for the duration of the works and continually monitored throughout the development. Deliveries will be made to site storage areas and then moved to working locations.

8. Parking.

Initially one or two Vehicles will be parking on site, on the existing hard standing, for site during the enabling works. Once demolition and construction phases commence all parking will be off site. Parchow Groundworks will apply for permitting from the local authority as will other contractors for they employees. Access to site will only be allowed to drop off tools and equipment this will apply to all sub-contractors.

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9. Material storage.

Due to the restricted nature of the site the programming and management of material requirements will be conducted on a Just-In-Time approach to minimise the requirement of onsite storage. Offloading areas are shown on the temporary site set up plan.

10. Material distribution.

Due to the confines of the site all deliveries will be off loaded by Hiab lorry delivery into the identified lay down area. All materials will be contained within the site areas and available during the early stages of the scheme, supplemented by a forklift or Crane during the latter stages of the scheme.

11. Health and Safety.

The planning, organising and implementation of the project will be in accordance with Parchow Groundworks Health and Safety Management System. The Principal Designer

will be fully consulted throughout the process so that the appreciated notices are issued in the required timescales.

12. Environmental considerations.

Noise:

All activities will be conducted in accordance with the Control of noise at work Regulations 2005 and best practice measures. During particularly noisy activities or late working, notice will be given to all neighbors who maybe directly affected by the activity and the activity will be monitored by the Management team.

'Best Practicable Means' and the guidance provided within BS:5228 are to be employed to minimise construction impacts, including, for example: -

- No deliveries should occur outside of the hours identified above.
- Careful selection of working methods and programme;
- Where applicable, selection of quietest working equipment available;
- Where practicable, positioning equipment behind physical barriers, i.e. existing features, hoarding etc;
- Ensuring that regularly maintained and appropriately silenced equipment is used;
- Handling all materials in a manner which minimises noise, such as minimising drop heights;
- Switching all audible warning systems to the minimum setting required by the Health and Safety Executive. Reverse warning alarms should be fitted with white noise (broadband) systems.
- Where processes could give rise to significant levels of noise for extended periods of time, noise levels should be monitored regularly by a suitably qualified person with the survey results kept on file; and,
- In terms of on-site employees, appropriate actions should be undertaken with regard to the Noise at Work Regulations including the requirement for the use of ear defenders and appropriate warning notices.

Dust:

Dust will be controlled via the controls noted within the individual task method statements which will be assessed against the recommendations set out within the HSE Construction Information Sheet No 36.

In order to minimise the potential impact on air quality Parchow Groundworks shall adhere to the measures outlined below. If any deviation to these measures is required for any reason Parchow Groundworks will submit the amended requirements, along with the appropriate justification in writing to the Local Planning Authority to formally agree these changes.

In order to prevent dust nuisance to nearby residential properties particularly during dry and windy weather, there should be adequate screening and damping down during all excavation works, clearance works and other site preparations (including storage of construction materials).

- Any waste stockpiles will be damped down by water sprays and sheeted if required.
- All rubbish skips will be exchanged on a regular basis and sheeted when required.
- Vehicles shall be sheeted to prevent loss of materials off site.
- Storage locations for all materials that create dust, including soil, must be located away from the sensitive receptors adjacent to the site, except where impractical.
- Stockpiles should be adequately screened to prevent wind loss and damped down where practical when being handled.
- All site vehicles should have vertical exhausts to limit surface dust resuspension.
- Waste materials shall not be burnt on-site.
- Wastes must be placed in suitable containers prior to appropriate disposal; and,
- Prolonged storage of materials on site prior to use and/or disposal is to be avoided.
- Where possible site construction vehicles with low levels of emissions will be used to meet with the Air Quality Management criteria for the Borough.

Smoking:

Smoking will be prohibited across the site other than the designated smoking area.

Contamination:

A ground investigation has been undertaken by Geo environmental and MH testing Ltd samples taken show the subsoil to be inert. The initial survey found very small traces of Chrysolite Asbestos in 1 of 5 samples taken from WS01 (>0.0001%). This is considered not to pose a risk to human health in construction workers, residents in the surrounding residential area or future occupants of the new build. There are some areas of hard standing that show oil contamination staining this is not penetrated the sub soil make up.

Ecology:

The ecological report completed by Eco Support Ltd as highlighted this is a low-risk site for the disturbance of wildlife. There are recommendations in the report to protect nesting birds recommending demolition of building two does not take place between March and April if this is not practicable a nesting bird survey must take place 24 hours prior to demolition.

Arboriculture:

No Arboricultural issues existing brown field site concrete yard and buildings no flora or fauna identified with in footprint.

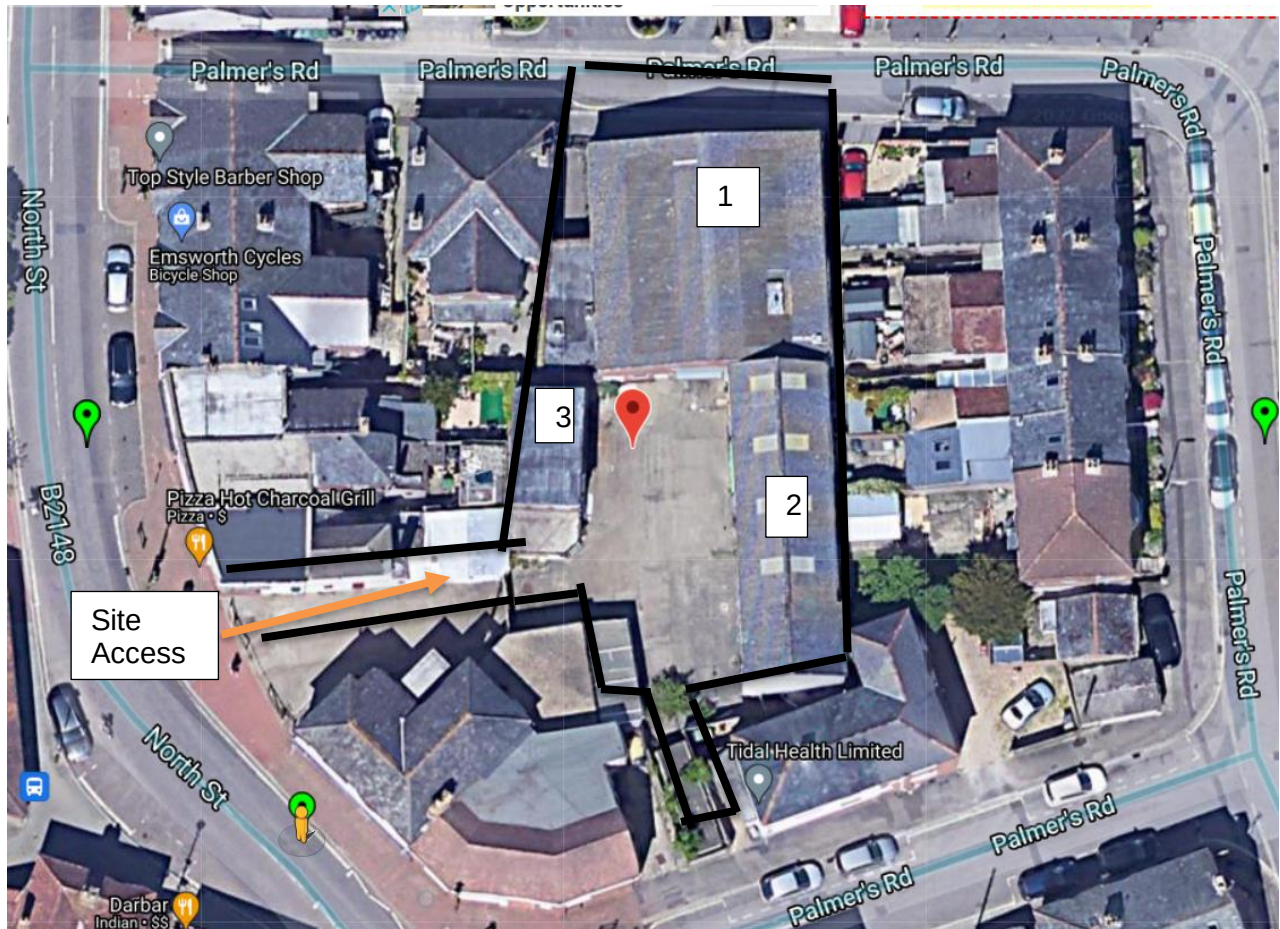
Lighting

Any Security lighting if required during the construction phase will be movement controlled and limited innature.

13. Appendix.

Appendix 1 - Location Plan. (buildings numbered)

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Appendix 02 – Site plan

