Construction Environmental Management Plan (CEMP)

SPINDRIFT, FERRY ROAD, HAYLING ISLAND, PO11 0DG

FIRST FLOOR SIDE EXTENSION (REVISION OF APP/24/00571 TO PROVIDE BALCONY)

APP/24/00961

1.0 INTRODUCTION

1.1 Planning permission is sought under application number APP/24/00961, for the construction of a first-floor side extension with a balcony to Spindrift, Ferry Road, Hayling Island, PO11 0DG. This is a revision to approved planning application APP/24/00571.

1.2 The Local Planning Authority has requested the provision of a Construction Environmental Management Plan (CEMP) due to the location of the application side on the edge of Langstone Harbour which is a designated Special Protection Area for Birds (SPA) and internationally important RAMSAR site. This CEMP will consider the following matters.

a) The anticipated number, frequency and types of vehicles used during construction,
b) the provision made for the parking of vehicles by contractors, site operatives and visitors,
c) the loading and unloading of plant, materials and waste,
d) the storage of plant and materials used in construction of the development,
e) measures to control the emission of dust and dirt during construction, to include where relevant sheeting of loads, covering and dampening down stockpiles
f) measures to control the emission of noise during construction,
g) details of all proposed external lighting to be used during construction and measures used to limit the disturbance of any lighting required. Lighting shall be used only for security and safety,
h) appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas, and
i) waste management including prohibiting burning.

Purpose and Scope of this Construction Environmental Management Plan

1.3 It is important that construction impacts are given due consideration and attention. The information contained in this CEMP provides detail on the proposed construction times and a summary of the construction impacts.

1.4 The CEMP provides the management framework that is required for the planning and implementation of construction activities in accordance with environmental commitments and in legislative requirements. The CEMP aims at reducing the risk of adverse impacts of construction activities on sensitive environmental resources and to minimise disturbance to local residents and wildlife. This includes ensuring that any mitigation measures are implemented, to ensure continued monitoring of the construction phase and to ensure the involvement of interested and affected parties in a meaningful way. Moreover, the purpose of the CEMP is to set reasonable standards against which the Contractor's performance in this regard can be measured during construction.

Legislation and Best Practice

1.5 There are many Codes, Standards, Regulations and Acts of Parliament which cover environmental and related matters. These are referred to where applicable in this CEMP. Relevant environmental legislation pertaining to the project is listed below. The Contractor is required to comply with this legislation for all phases of the project.

1.6 Notwithstanding these references, compliance with this CEMP will not absolve the Contractor from compliance with all legislative requirements applicable at the time of the construction activities. Wherever this CEMP makes reference to Legislation, Standards or Codes it will be the Contractor's responsibility to ensure that the current versions are used at all times.

1.7 The following list is intended to serve as a guideline only for the Contractor and should not be considered exhaustive. It would be updated by the Project Manager, the Contractor and their Environmental Managers as necessary. The main pieces of legislation that may affect the project are:

Environmental Permitting (England & Wales) Regulations, 2010;
Town and Country Planning Act, 1990 (as Amended);
Environmental Protection Act, 1990;
Environmental Protection (Duty of Care) Regulations, 1991 (as Amended 2003);
Pollution Prevention and Control Act, 1999;
Hazardous Waste Regulations 2005;
Noise and Statutory Nuisance Act, 1993;
Clean Air Act, 1993;
Wildlife and Countryside Act, 1981 (as Amended);
Control of Pollution Act, 1974.

1.8 The developer and construction contractor will ensure that measures are put in place to comply with all legislation. Legislation provides a minimum standard to adhere to.

1.9 The construction programme will look, wherever possible, to set an example of best practice, for example with regards to recycling of materials, oil and chemical storage, and maintenance of plant and equipment.

2.0 ENVIRONMENTAL MANAGEMENT ROLES AND RESPONSIBILITIES OF STAFF

The Project Team

2.1 Formal responsibilities are necessary to ensure that key procedures are executed. Specific responsibilities of the Project and Construction Team's environmental management during the construction phase will be overseen by Bruce Battersby, (Client).

2.2 A list of key contacts including contacts within the Client's and the Contractor's organisations ('the Project Team') is provided below:

FUNCTION/ POSITION/ RESPONSIBILITY	NAME	ADDRESS	TEL NO.	EMAIL
[redacted]				
Project Manager	To Be Appointed			
Contractor	To Be Appointed			
Sub-contractor	To Be Appointed			

2.3 The list will be updated regularly and made readily available to all project management personnel.

Construction Contractor

2.4 The contractor, as the developer's agent on site, is bound to the CEMP conditions through his/her contract with the developer, and is responsible for ensuring that she/he adheres to all the conditions of the CEMP. The contractor must thoroughly familiarise him/herself with the CEMP requirements before coming onto site and must request clarification on any aspect of these documents, should they be unclear. The contractor must ensure that he/she has provided sufficient budget for complying with all CEMP conditions at the tender stage.

2.5 The contractor must comply with all orders (whether verbal or written) given by the Project Manager.

2.6 Responsibilities of the Construction Contractor include:

ensuring compliance with permissions, licenses and approvals;
seeking advice from appropriately qualified environmental specialists / engineers familiar with the requirements of the Environmental Protection Act 1990 and associated Environmental Protection Policies;
implementing environmental protection measures as described in the approved CEMP;
ensuring the full and complete implementation of and compliance with the CEMP by subcontractors;
auditing and reporting subcontractor's implementation of the CEMP;
convening environmental team meetings and meetings of external consultees.

Environmental Acceptance of Completion of Construction

2.7 Project management staff should ensure that any mitigation measures have been completed satisfactorily as related to environmental requirements.

2.8 Where possible, final payment to the construction contractor should be withheld until the Client/Project Manager certifies concurrence with mitigation measures described in the CEMP.

3.0 KEY CONSTRUCTION ACTIVITIES AND PROGRAMME /CONSTRUCTION DETAILS AND METHODOLOGY

Introduction

3.1 All construction activities will take place within the application site boundary as shown in the plans and documents submitted under APP/24/00571. This includes all land required to construct and operate the proposed development. All site works will be undertaken in compliance with the CEMP.

Overview of the Proposed Development

3.2 The information contained in this document provides an overall description of the plant to be used in undertaking the development and its operation.

3.3 The general layout and appearance of the proposed development is shown by drawings:

18105-112 0 - Proposed Site Plan

18105-430 0 - Proposed Floor Plans

18105-530 0 - Proposed Elevations

Construction

The anticipated number, frequency and types of vehicles used during construction

3.4 The construction does not require heavy plant and machinery. No fixed concrete batching equipment is required on-site. The following vehicles are likely to be required:

Concrete Mixers – 1 Remain on site
General Material Delivery vehicles associated with construction materials (as required) and scaffolding
Small crane for lifting of steel universal joists etc if required.
Contractors transit vans – probably 1 to visit the site each day

The provision made for the parking of vehicles by contractors, site operatives and visitors; the provision made for the parking of vehicles by contractors, site operatives; the loading and unloading of plant, materials and waste, and the storage of plant and materials used in construction of the development

3.5 Parking for contractors', site operatives vehicles, together with the loading and unloading of plant, materials and waste, and the storage of plant and materials used in construction of the development will occur in dedicated areas within the development site. As can be seen from the CEMP Site Arrangements Plan (see extract above at Fig. 1) three areas have been set aside for: (i) the parking of contractors' vehicles (orange) (ii) the loading, unloading of plant, materials and waste (yellow), and; (iii) the storage of plant, materials and waste (blue).

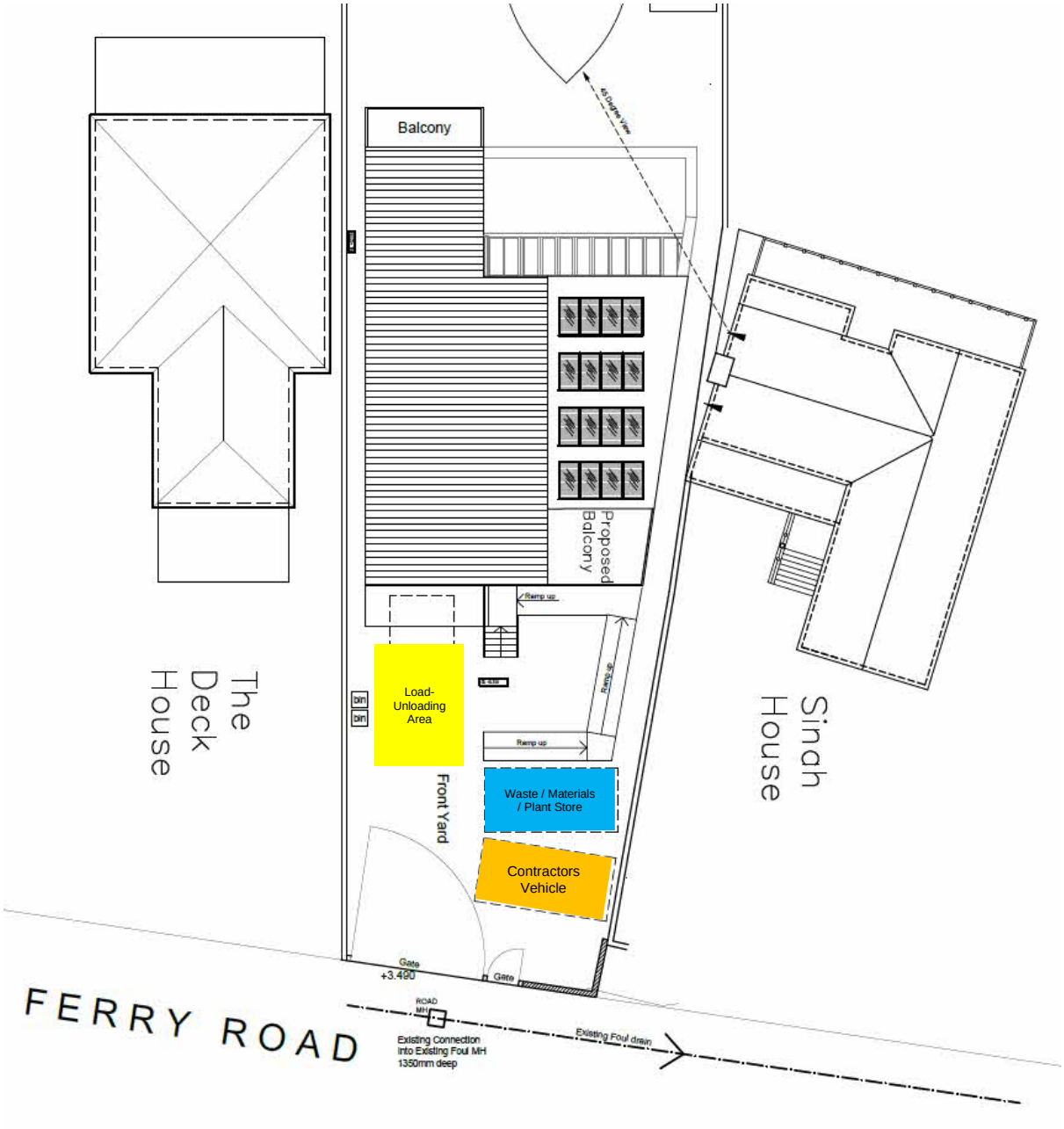

Figure 1 CEMP Site Arrangements Plan

3.6 The CEMP Site Arrangements Plan is provided to show the location of the areas specifically selected for: (i) the parking of contractors' vehicles (orange); (ii) the loading, unloading of plant, materials and waste (yellow), and; (iii) the storage of plant, materials and waste.

<u>Dust Management</u>

3.7 A construction objective will be to ensure there are no nuisance dust emissions from the construction site. To achieve this, action will be taken to avoid the circumstance that leads to the generation of dust nuisance.

3.8 As appropriate, mitigation measures will include:

Site work areas would be swept and sprayed with water in prolonged spells of dry weather; stabilisation of disturbed areas as soon as possible after disturbance, through the introduction of vegetation;

ensuring that surfaces are constructed to their final design requirement as quickly as practicable;
any complaints or claims emanating from the lack of dust control will be attended to immediately by the Contractor;
the access road will be inspected for accumulations of dust and mud; all such depositions would be removed as soon as possible after they have been identified;
handling areas should be maintained in a clean condition;
material loads shall be sheeted where necessary.

Noise Management

3.9 In order to ensure nearby residents are not disturbed by construction work noise, construction activities will not take place other than between 07:00 and 19:00 hours on weekdays and 07:00 and 16:00 hours on Saturdays, excluding public holidays.

3.10 In order to ensure wildlife is not unduly impacted by the development works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbA max – measured at the sensitive receptor) shall be avoided during the bird overwintering period (i.e. October to March inclusive) unless otherwise agreed in writing with the Local Planning Authority in advance.

3.12 It is also recognised that the delivery of materials can also cause noise and disturbance. As such the contractor will ensure that deliveries do not take place other than between 07:00 and 19:00 hours on weekdays and 07:00 and 16:00 hours on Saturdays, excluding public holidays.

3.13 The Contractor will maintain records of time worked and the deliveries received or dispatched to show compliance. The Contractor will have a general duty to take all practicable measures to minimise nuisance from noise and vibrations.

3.14 Without prejudice to other legal and contractual requirements, the Contractor will comply with the following mitigation measures:

Principles of the "Best Practicable Means", as defined in the Control of Pollution Act (1974), would be used to reduce noise and vibration.
Noisy plant or equipment will be sited as far away as is practicable from noise sensitive receptors.
Plant will be used in an appropriate manner to minimise noise emissions including regular maintenance of the plant.
Contractors will adhere to the codes of practice for construction working and piling set out in BS 5228 'Noise Control on Construction and Open Sites' insofar as these are reasonably practicable and applicable to the construction works.
Vehicles and mechanical plant used for the purpose of the works would be fitted with effective exhaust silencers and would be maintained in efficient working order.
All plant would comply with relevant EU/UK noise limits applicable to that equipment or is no noisier than would be expected from the noise levels quoted in BS 5228:1997.
Care would be taken when loading or unloading vehicles or moving materials, etc. to reduce impact noise. All operatives undertaking such activities should be instructed on the importance of reducing noise to a minimum.
Deliveries should be programmed to arrive during daytime hours only, if practical.
Care would be taken when unloading vehicles to minimise noise.
Machines in intermittent use would be shut down in the intervening periods between work or throttled down to a minimum.

Storage of Fuel & Chemicals

3.15 No fuels or chemicals are proposed to be stored within the site during the construction phase of the development. All of the plant and machinery operating during the construction phase would be fuelled off-site at a publicly accessible petrol filling station, the contractors own yard or by the equipment hire company supplying the machine.

Waste Storage – No Burning

3.16 Any waste produced by the development process would be stored in the area shown coloured blue on the CEMP Site Arrangements Plan. This would be disposed of by an approved waste disposal contractor. No construction activity shall involve the burning of any materials.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 The CEMP will ensure that the best environmental practice is achieved throughout the proposed first floor extension of the dwelling Spindrift and that all sensitive environmental and residential receptors are protected as far as possible.

4.2 The Construction Environmental Management Plan will be used as an on-site reference document during all phases of this development, and auditing will take place in order to determine compliance with the CEMP. Parties responsible for transgression of the CEMP will be held responsible for any rehabilitation that may need to be undertaken. Parties responsible for environmental degradation through irresponsible behaviour / negligence will receive penalties.

4.3 Provided the redevelopment of Spindrift is mitigated, as per the CEMP, it is anticipated that most of the negative environmental impacts of construction can be mitigated. The Project Manager will monitor the site throughout construction to ensure that the required environmental controls are in place and working effectively.

20th March 2025