Demolition, Construction & Environmental Management Plan

Montague Quarter, Liverpool Road

Revision 3

Date: 21st March 2024

Planning Permission Number:	AWDM/1624/22
Date of Planning Decision Notice:	6th October 2023

Project Details

Client:	Cayuga Developments
Main Contractor:	Trinity Homes UK Ltd
Contracts Manager:	Ian Hayes-Coles (E: ian.hayes-coles@trinityhomesuk.com)
Site Manager:	TBC
Site Address:	Montague Quarter, Liverpool Road, Worthing BN11 1YJ
Description of the project:	Construction of three additional floors above the Montague Quarter Shopping centre to provide 42 No. residential units.
Programme:	Anticipated timescales for the completion of works are as follows:-

Contract Commencement Date	TBC
Contract Period	TBC

Site Start Date	TBC
Planned Contract Completion	TBC

Construction Times

Development Type	***Details***	***Details***
Residential	Monday to Friday – 8am to 5pm Saturday – 8 am to 1pm	None req
Deliveries	Monday to Friday – 8am to 4:30pm	None req

Demolition

General Matters	***Measures to be implemented***	***Further Information***
Demolition Phases	Demolition team on site: TBC Sequence of works:- TBC once demolition contractor has been appointed	None req

Noise

General Matters	***Measures to be implemented***	***Further Information***
Noise associated with Machinery	A forklift will be the main machinery used on this site. Working hours will be between 8am and 5pm Monday to Friday and 8.30am to 1pm on Saturday and with 2 half an hour breaks.	None req
Noise associated with voices, workers and radios	Radios will be kept to a volume that cannot be heard by the neighbours. If we receive any complaints from residents then radios will be banned from site. Voices of operatives cannot be helped however in the induction process all operatives will be told that shouting and swearing onsite if forbidden.	None req

Airborne Dust

General Matters	***Measures to be implemented***	***Further information***
Airborne Dust	Any general dust generated by the site will be dampened by use of a hosepipe or sprinkler system.	None req
Plant generated Dust	Any dust generated by plant will be suppressed by using the appropriate attachments.	None req

Material generated dust	Any dust generated by materials such as aggregates will be dampened down on delivery and storage to reduce the amount of dust created.	None req

Storm Water Discharge

General Matters	***Measures to be implemented***	***Further information***
Surface water run-off onto roads/footpaths	Connection to the main drains. Existing connection will be used for discharge purposes during construction.	None req

Foul Water Discharge

General Matters	***Measures to be implemented***	***Further information***
Foul drainage connection	There is a foul water connection to be made. Separate notices and RAMS will be formulated for these works. Existing connection will be used for discharge purposes during construction.	Notices and RAMS

Removal Hazardous Material

General Matters	***Measures to be implemented***	***Further information***
Removal of hazardous or dangerous waste	None known at present, if any hazardous waste requires removal/disposal we will do this with a registered waste disposal company.	None req
Asbestos removal	None known at present, if any hazardous waste requires removal/disposal we will do this with a registered asbestos removal company.	None req

Protection of Council Assets (streets, footpaths, laneways and reserves)

Matters for consideration	***Details***	***Further Information***
Condition Survey	We will carry out a photographic condition survey of the footpaths and road surrounding the site.	
Protection	We will erect scaffolding with mesh around the site.	
Permit to Footpath	Permits will be applied for by any associated service company installation.	

Onsite Building Waste

Matters for consideration	***Details***	***Further Information***
General waste	Will be collected in a skip onsite and will be removed from site by a registered waste carrier. No burning of materials will take place on site. Waste removal is proposed from level 01 at the top of the ramp, as the development progresses this location will move to the bottom of the ramp - in either case the storage and collection will be off the public highway and clear of pedestrians	None req
Plaster waste	Will be collected in a skip onsite and will be removed from site by a registered waste carrier.	None req

Traffic Management Plan

Matters for consideration	***Details***	***Further Information***
Pedestrian affect	Pedestrians may be affected by deliveries in and out of the site. To reduce this affect vehicles will drive into our off-load area and drive out of our off-load area as shown on our Site Set-Up Plan.	None req
Cycling affect	Cyclists maybe affected by deliveries in and out of the site. To reduce this affect vehicles will drive into our off-load area and drive out of our off-load area as shown on our Site Set-Up Plan.	None req

Traffic affect	Traffic maybe affected by deliveries in and out of the site. To reduce this affect vehicles will drive into our off-load area and drive out of our off-load area as shown on our Site Set-Up and Traffic Management Plan.	None req
Management of construction vehicles	Signage to direct deliveries will be erected in the local vicinity to the site, permits if required will be in place prior to installation. It is proposed to offload the vehicles directly onto site. To mitigate impact of development on the public highway we will continuously monitor and provide a wheel washing facility should the need arise.	None req
Delivery vehicles	Vehicles will be supervised as necessary. These deliveries will be encouraged to be made between the hours of 8am to 4pm (Saturday 8.30am-1.00pm) to avoid the rush hour, however this is not always possible. The largest size of any vehicle will be an arctic lorry when making brick/block and bulk material deliveries. Segregated footpaths for Montague Quarter staff and shop deliveries will be implemented and maintained. If required Trinity will complete a TTRO application for bay suspension – this may be necessary for the existing commercial unit deliveries	None req

Road or Footpath Closures

General Matters	***Details***	***Further Information***
Services	Closure to highways is required by the utility companies installing services onsite. They will deal with the local authorities to carry out this work.	None req

Onsite Operatives Parking

General Matters	***Details***	***Further Information***
Where operatives will park	There is limited parking on site, therefore, off road parking in adjacent streets and in the	None req

	Montague car park on Liverpool Terrace will be necessary. Operatives are always encouraged to use public transport and if not possible car share.	
How will resident parking be affected	We will park during the day after residents have gone to work and leave at 5pm prior to them returning from work.	None req

Heavy Vehicle Movements

General Matters	***Details***	***Further Information***
Onsite plant	A forklift will be driven onsite only and will be operated by competent operatives. All plant will be stored on site behind hoarding and locked gates. All plant has their own security immobilisers and trackers.	None req
Delivery vehicles	Deliveries will be into an off-load area on the site. They will drive into the off-load area and drive out of the off-load area to reduce the risk of reversing to other pedestrians and vehicles. Segregated footpaths for Montague Quarter staff and shop deliveries will be implemented and maintained.	None req

Trees

General Matters	***Details***	***Further Information***
Trees	There are no TPO's	None req

Neighbour Engagement

General Matters	***Details***	***Further Information***
Neighbours Commercial &Residential	We will introduce ourselves to local residents & commercial tenants, we will continue to engage with them by sending out letters providing contact details and keep them up to date with any major works taking place onsite.	None req

Notification	Initial letter - will describe the development and project team. Types of works involved and its overall length & hours of work. A summary of steps that will be taken to manage and minimise impacts of noise and dust and deliveries (e.g. minimising noise-generating activities as far as possible during the early part of the working day). The regular letter will go to both residential and commercial neighbours Updates to neighbours will be on a regular basis, with advance notice of noisy events Information about the project and developer/contractor to be displayed on site for wider public: its duration and confirmation the contractors will maintain safety and minimise impact on the public. Point of contact will be included in the initial letter and displayed at unit 11 entrance, including an out of hours contact number	

Site Particulars

General Matters	***Details***	***Further Information***
Security	We will erect site hoarding and access gates. Prior to erection of hoarding the Council's Economy and Communities officers will be consulted regarding the appearance and alignment The hoarding is proposed to be painted with black anti-graffiti paint or another colour as agreed with the council. Once CGI's of the project have been produced they will be erected on the hoarding. CCTV cameras will be placed around the site. Scaffolding will be alarmed and monitored – access ladders removed or disabled when not in use.	None req
Site lighting	There will be no external site lighting used, working hours will not exceed 8am-6pm as	None req

	stated in the planning consent. Any internal lighting will not cause disruption to neighbours.	
Material/Plant storage	All materials and plant will be brought onto site and stored securely within the site boundary.	None req
TBS	Existing power and mains water to be used for TBS.	None req
Site Cleanliness	The public realm shall be kept clear of any construction debris and will be kept tidy and clean.	None req
Site Set-Up	Material storage will be located in the delivery / unloading area at level 01. The site setup may change as the construction moves from zones 1&2 to zone 3 above TK Maxx. If a loading bay/hoist is required for construction or if any parking spaces need to be suspended the contractor will notify the council with an updated CMP and Site Logistics & Site Set Up Plan. All relevant permits, approvals and licences will be secured prior to any variation to the existing site set up. The site office is located within unit 11 on the ground floor of the Montague Quarter.	Refer to Site Logistics & Site Set-Up Plan Drawing 210 RevC

Site Management

The demolition contractors will commence the works on site as Principle Contractor. An employee will fill the role as site foreman and will be responsible for all site issues. They may utilise the subcontractors training to best suit the needs of the site. In the absence of a site foreman a subcontractor may be asked to fill this role. When Trinity Homes put in place their own site manager, they will then become Principle Contractor and take control of the site.

The appointed Principle Contractor will be responsible under the CDM regulations 2015 for the management of health and safety risks during the construction phase. This includes –

- taking account of the health and safety risks to everyone affected by the work (including members of the public), in planning and managing the measures needed to control them
- taking steps to prevent unauthorised access to the site