AWDM/0629/23 | Approval of Details Reserved by Condition 38 (Construction Management Plan) of previously approved application AWDM/1450/21. | Land East Of 1 To 11 Mercury House Ham Road Shoreham-by-sea West Sussex

Submitted Information

- Application form received 06/07/2023
- Covering Letter prepared by ECE Planning dated 28 April 2023 received 02/05/2023
- Construction Environmental Management Plan prepared by PMC Construction and Development Services Limited submitted 02/05/2023

Condition 38 Construction Management Plan

No development shall take place, including any works of demolition, site remediation or preparatory works associated with the development until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

a)the anticipated number, frequency and types of vehicles used during construction,
b)method of access and routing of vehicles construction traffic during construction, c) parking of vehicles by site operatives and visitors,
d)the loading and unloading of plant, materials and waste, including use of a banksman as appropriate,
e)the location of any site compound, office, welfare facilities,
f) the location of storage of plant and materials used in construction of the development,
g the erection and maintenance of security hoarding and gates, which shall include out-of-hours contact information for site management and images of the approved development,
h)site lighting, including measures to minimise light nuisance,
i) a commitment to no burning on site,
j) the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
k)arrangements for regular and responsive traffic management liaison with other imminent or active development sites in the Western Harbour Arm and A259 Brighton Road,
l) details of public engagement, including neighbours both prior to and during construction works,
m) a register of complaints received and response/action taken should be maintained and the Construction Management Plan reviewed and updated if necessary,

) methods to control dust and fumes from the site,
a) methods to manage the impact or noisy activities,
b) construction waste management strategy,
c) best practical means in accordance with British Standard Code of Practice BS5228:2009+A1:2014 to be employed at all times to minimise the emission of noise and dust from the site,
d) measures for mitigating construction impacts on air quality, as contained within Section 5 and Appendix D of the Air Quality Impact Assessment produced by Phlorum dated March 2021 .

Reason: To minimise and manage risks of nuisance and pollution in the interests of the amenities of the area and highway safety during the construction phase in accordance with policies 28, 34 & 35 of the Adur Local Plan 2017 and paras 185 - 186 of the NPPF, 2021.

Consultees

Environmental Health:

I am generally satisfied with the CMP, I would recommend that they consider designated cutting stations away from the boundary with neighbouring property, for any cutting or grinding of block work, paving slabs etc anything that may produce dust or is noisy.

I note they will be operating a considerate contractor scheme.

County Highway Authority: No objection is raised to the discharge of condition.

Assessment

The amended Construction Environmental Management Plan follows consideration of the original version, including a meeting with neighbour representatives been reviewed during the course of the application. No objections have been raised and the submitted information is considered appropriate to discharge imposed condition 38 of planning application AWDM/1450/21.

Neighbours: No response to amended plans

Notification of the amended CEMP was sent via email to neighbours 14th June 2023. This followed a site meeting with neighbours, incl Mercury House and Duke of Wellington representatives on 22nd May. A 3rd Revision after this confirms that cutting work will be located to the east, away from many neighbours.

Conclusion

The submitted details in respect of Condition 38 (Construction Environmental Management Plan) of approved application AWDM/1450/21 is considered appropriate.

The amended plan has been considered by the Environmental Health and Highway officers and sent to neighbour representatives, following a meeting on 22nd May.

The Environmental Health officer recommendation that designated cutting stations should be located away has been included in the 3rd revised version of the CEMP.

Accordingly, the revised CEMP is accepted.

Officer: Jedd Goodwin-Roberts 10-10-2023

Officer: Stephen Cantwell 20-10-2023