Construction Environment Management Plan

Site:

46 Old Fort Road
Shoreham by Sea
West Sussex
BN43 5RJ

Prepared by Ian McNally Complete Health & Safety Ltd, December 2020
Approved by Robert Steele - RJ Steele Building Contractors Ltd, December 2020

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Construction Environment Management Plan

Project address:	46 Old Fort Road, Shoreham by Sea, West Sussex
Proposal:	Demolition of the existing chalet bungalow and erection of a 2 storey 3-bedroom steel framed family home using part existing foundations and ground floor slab, with associated car parking, landscaping and use of existing services.
Prepared for:	R. J. Steele
Planning application number:	AWDM/1155/207
Prepared by:	AWDM/1155/20

PREFACE

This document sets out the Construction Environment management plan for the demolition of no. 46 Old Fort Road, Shoreham by Sea, West Sussex with associated car parking, landscaping and services.

Client:	Mr & Mrs Stemp
Architects:	ABIR Architects
Contractor:	R J Steele Construction Ltd

Condition 12 requirements:

No development above ground floor slab level of any part of the development hereby permitted shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which will provide the following information:

(i) The phases of the Proposed Development including the forecasted completion date(s);

(ii) A commitment to apply to the Council for prior consent under the Control of Pollution Act 1974 and not to commence development until such consent has been obtained;

(iii) A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how complaints will be dealt with reviewed and recorded (including details of any Considerate Contractor or similar scheme);

(iv) A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management vibration site traffic and deliveries to and from the site;

(v) A plan showing construction traffic routes.

(vi) A prior working agreement through section 61 of the Control of Pollution Act 1974 will be required.

The City Council will set hours, and conditions necessary for the build to protect local residents. This has regard to best practicable means as defined in section 72 of the Control of Pollution Act 1974 and the British Standard 5228:2009, Parts 1 and 2.

1.0 Introduction.

1.1 The site address is 46 Old Fort Road, Shoreham by Sea, West Sussex. The planning consent involves the demolition of the existing property.

1.2 ABIR have been appointed as Architects to discharge the planning conditions and has approved this Construction Environment Management Plan.

1.3 The document describes in outline, how the construction work is to be carried out with an emphasis on how the main contractor should mitigate the environmental impact of their activities on the surrounding area, its residents, businesses and the environment generally.

1.4 The Construction Management Plan is based on industry best practice and will draw upon the following reference documents: -

- ICE Demolition Protocol
- Considerate Constructor's Scheme
- BS5228:2009 Noise & Vibration Control on construction sites
- BS6187:2000 Code of Practice for Demolition
- The Control of Asbestos Regulations 2012
- The Asbestos (Licensing) (Amendment) Regulations 1998

The main contractor will apply to the ADUR Council for prior consent under Section 61 of the Control of Pollution Act 1974 and no works will Commence on-site until such consent has been obtained.

2.0 Scope of report.

2.1 With reference to the particular concerns of planning conditions, this report will specifically examine the following issues along with more general construction management issues:

a) Traffic management.
b) Storage areas.
c) Site accommodation.
d) Noise, dust and Air Quality
e) Site information and working hours.
f) Projected time frames for construction period:
g) Complaints procedures / management.

3.0 Traffic Management Proposals - Access Constraints

3.1 The site has overlooks Shoreham beach with the primary frontage to Old Fort Road. The existing site has an existing main vehicular and pedestrian access which are both located on Old Fort Road. There is a secondary pedestrian access to Shoreham beach.

3.2 There is a public access to the rear of the property which boarders Shoreham beach. The site will be secured with 2m high fencing at pavement level, appropriate safety information will be displayed.

3.3 The existing vehicular access on Old Fort Road is adequate to accommodate large scale skips and delivery lorries and crane. It is envisaged that this is the primary point for construction access. This will allow for the site clearance and demolition to occur, with all waste being loaded onto trucks within the site boundary.

REF appendix 1. / site plans

4.0 Traffic Management Measures

4.1 The project is a small sized development and as such the number of vehicle movements is anticipated to slightly increase in comparison to the daily traffic movements in the vicinity, an anticipated 5 per day during the demolition and strip out and 5/10 during the

construction phase per day. All of the vehicles will l have clear access onto the site, without restricting the Road.

4.2 Owing to the good access, it is anticipated that all offloading will be carried out on-site (off Street) and then transported to the allocated storage areas within the site.

4.3 It is not envisaged that any abnormally wide loads will be required, crane and other heavy lifting equipment deliveries will have minimal impact of through traffic.

4.4 A dedicated wheel washing area is to be designated adjacent to the main cross over, within the curtilage of the site. This will be especially important at the demolition and excavation stages of construction.

4.5 The site has good access to 'A' roads with the primary access illustrated in appendix 2.

5.0 Pedestrian Access

5.1 There is on-street parking available in the vicinity of the site.

5.2 The footprint of the building takes up much of the site and there are no vehicle routes negating the to provide segregated pedestrian access. The Site will be segregated from any goods access at all times, with clear signage to maintain the safety of the Site and the public. Where necessary access routes will also receive suitable levels of lighting.

6.0 Site Deliveries

6.1 All deliveries, where possible, shall be carried out within normal site working hours and will be controlled by a suitably qualified foreman thereby ensuring pedestrian safety and minimising disturbance to other traffic. Abnormal loads will be arranged / approved with ADUR COUNCIL and if required, any necessary traffic management orders.

6.2 A system for pre-booking deliveries to site will ensure that they are received and managed in the most effective manner.

7.0 Material Storage

7.1 The site has a limited capacity for a dedicated storage area. Materials stored on site, shall be stored in a clean and safe manner to ensure that there is no deleterious effect on the environment.

8.0 Site Accommodation

Site accommodation and welfare will be located to the front of site.

9.0 Noise dust and Air Quality

9.1 In a project of this nature, it is recognised that noise, and dust will be important issues and could give rise to local disturbance. These impacts are an inevitable consequence of the construction activities. However, site-specific best practice measures will be implemented by the contractors to minimise the disturbance to local residents and businesses and other potentially sensitive receptors.

Considerations in relation to noise and air quality include:

- Selection of inherently quiet plant
- Selection of the 'best practicable means' for all work to minimise the effects of noise and vibration

- Liaison with the residential and non-residential occupants potentially most affected by noise or vibration from on- site or off-site activities
- Monitoring of noise and vibration levels at, or near, the site boundaries.
- Use of hoardings where it is considered acoustic screening will provide significant benefit,
- Requirement for engines to be switched off on-site when not in use, use of quieter plant, regular plant maintenance.
- Netted scaffolding to be provided where the structure is close to the boundaries. This will protect access below whilst preventing debris from effecting pedestrians at ground level.

10.0 Site Notice Board

A site notice board will be installed at the front of siter and will display critical contact details.

11.00 Site Working Hours

08:00 – 18:00 hours (Monday – Friday)
08:00 – 13:00 (Saturdays)
No working is anticipated on Sundays or Bank Holidays

11.1 It is recognised that approval from ADUR COUNCIL is required for any works that need to be undertaken outside these permitted hours, and that ADUR COUNCIL may vary these hours.

12.0 Projected Construction timetable:

12.1 It is anticipated that the project programme will be in the region of 64 weeks from site mobilisation to completion.

Activity	Duration
Site set up / and site hoarding	3 weeks
Demolition and site clearance	2 weeks
Excavation:	3 weeks
Foundations and retaining walls	2 weeks
Above ground, steel frame, shell and core:	24 weeks
Internal finishes	25 weeks
Externals: including swimming pool & landscaping	4 weeks
snagging/ Handover	1 weeks
Total anticipated time	**64 weeks**

13.0 Communication

13.1 The appointed Site Manager is the primary point of contact to deal with all environmental issues and emergencies on site. He is responsible for ensuring all such issues are resolved. Work team members must notify the Work Supervisor of any environmental issues on site.

13.2 The Project/Site Manager have been nominated to be available to relevant external authorities on a 24-hour basis.

13.3 All relevant authorities, affected local residents and others in the vicinity or affected by specific works will be informed where it is considered that significant project activity may result in high noise levels or other statutory nuisance. Notice boards will be installed, as highlighted in section 10.0, these will be updated on a regular basis by the site team with all relevant information pertaining to the works.

14.0 Complaints Management

14.1 Any complaints which concern any aspect of the project are recorded and investigated. A Complaints Management Log will be retained on site and be maintained. The Complaints Management Log will record the details and nature of the complaint, the complainant, the date and actions taken as a result of the investigation. Personal details are subject to GDPR and will be kept in a secure location.

14.2 If an environmental complaint (such as a complaint regarding noise or pollution) is received, a written report will be prepared and given to the clients' or their representative within two working days.

14.3 This report includes details of the complaint, action taken to correct the problem and proposed measures to prevent the occurrence of a similar incident and will be available LA for inspection.

Appendix 1. Site Plan. Block & Location Plans

Block Plan 1:500

0 10 20 30 40

scale in metres 1:500

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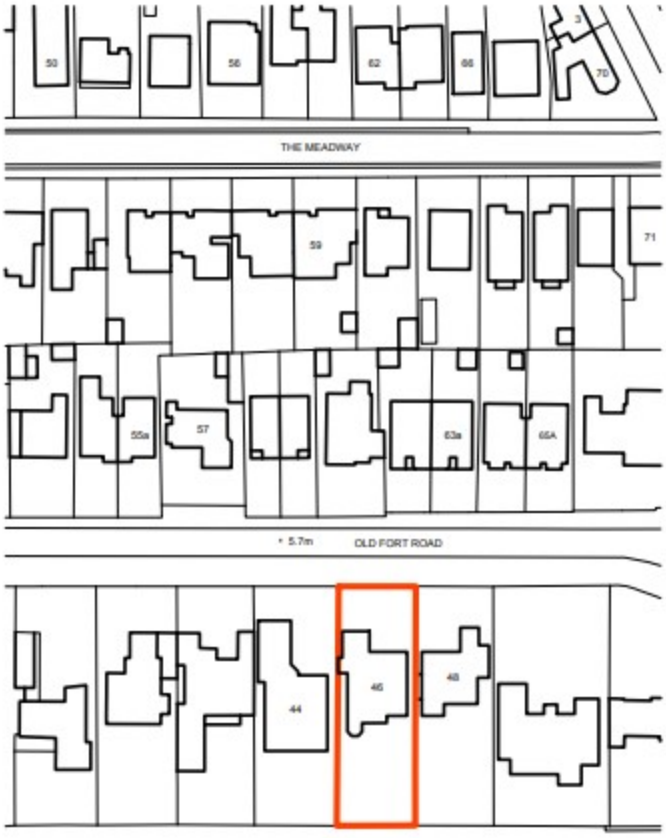

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Location Plan 1:1250

0 25 50 75 100

scale in metres 1:1250

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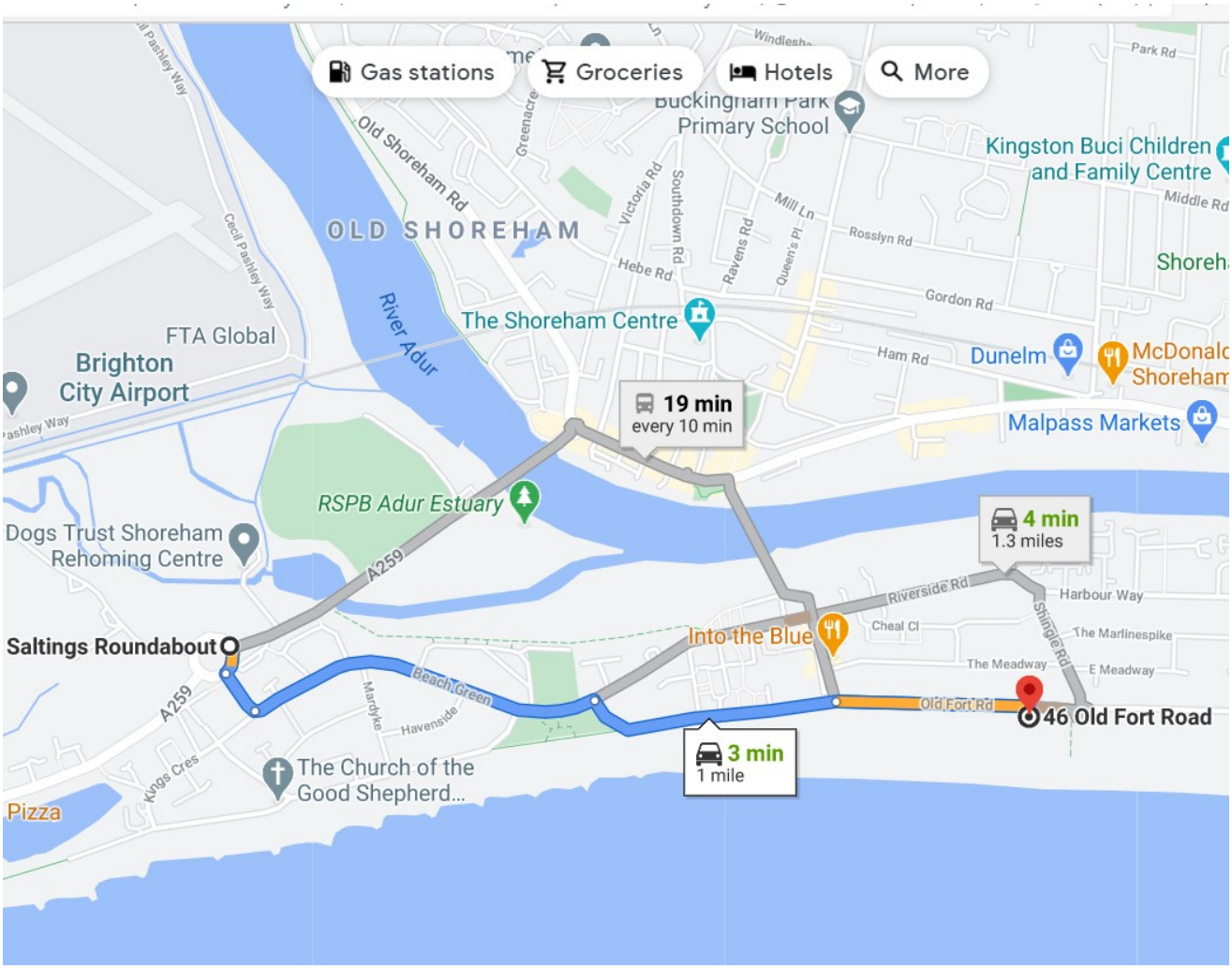
Appendix 1. Site location plan. Satellite image



Appendix 2. Delivery route to 'A' Road.



1 Appendix 3. Complaints Management Log

Nature of complaint	Complainant contact details	Agreed action	Date action taken