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PLANNING DIVISION
PLAN No. Addendum
DATE RECEIVED 03 OCT 2008

Turner Associates
Architects and Planning Consultants

SITE WASTE MANAGEMENT PLAN

Project: 26-27 East Street, Shoreham-by-Sea, West Sussex, BN43 5ZN

Applicant: Laredon Ltd.

Job No: TA 245

INTRODUCTION

This statement investigates measures that can be taken to limit waste of materials during construction with regards to recycling and sustainability on site. Some waste will always occur in construction because of the nature of the operations, but much can be done to both reduce the problem and deal with the waste produced.

USE

Redevelopment of 26 East Street, Shoreham to incorporate the following:

1. Conversion of first floor residential premises above existing bank to form 2 x 2 bed and 1 x 1 bed flats (bank to be retained).

2. Demolition of existing garages to the north of the bank fronting East Street and erection of a new single storey shop unit with 2 bed maisonette over.

3. Creation of new public twitten between the above premises into the site.

4. Part demolition of rear section of shop store and flat over to the rear of 7-9 New Road and conversion and alteration to form a 1 / 2 bedroom cottage, existing shopfront to be retained.

5. Part demolition of no 3 New Road together with alterations to form a 2 bed house with new rear garden.

6. Formation of new part ground floor and first floor maisonette over existing vehicular entrance way to be retained, together with new garden.

7. Demolition of 12 existing garages to the rear of 26 & 27 East Street and erection of 4 new 2 bed cottages with a total of 12 new car spaces for the development.

The foregoing will create a total of 8 new residential units together with the retention of 3 units and a new shop unit, together with associated parking, gardens, cycle and bin storage and pedestrian access to East Street, vehicular access to New Road retained.

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DEMOLITION

The demolition process will be undertaken with due care in order to salvage materials for re-use elsewhere. The existing front areas can be utilised for temporary storage of waste and later used for receiving new construction materials.

The soft garden areas will be cleared of all over grown plants and shrubs retaining the central trees, any removed topsoil will be set aside or taken from site by soil contractors for use elsewhere or returned later for reuse. Excavated soil to form foundations is to be removed by recycling contractors, for composting or disposal with green vegetation, to a licensed landfill site.

Demolished masonry will be crushed on site for reuse as aggregate in footings, hardcore sub-bases for parking etc and for ground slabs or any masonry waste unsuitable or no longer needed is to be stored separately, collected by a company that supplies hardcore and crushed aggregates to other construction sites.

Various materials are suitable for reuse by others:

- Bricks and tiles if complete and mortar free;
- Metal if re-saleable in its existing form;
- Timber if whole and clean (not chemically treated) or broken down into woodchip for use in power stations.

These materials are to be stored separately on timber pallets for collection by specialist contractors.

CONSTRUCTION

Waste will be minimised by ensuring only those quantities of materials to be used in the works are ordered and supplied or batched. The proposed works will be assessed by a qualified quantity surveyor or architect to ensure accurate assessment of the amount of materials that will be required.
In the rare instance where material is oversupplied, such material will be returned to the supplier (in effect material is bought on a sale or return basis). Any oversupplied materials will be stored separately on the site in order to prevent accidental damage. To achieve these aims above, areas will be clearly marked within the site as being suitable for storage or pedestrian access.

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WASTE MANAGEMENT

Specialist companies will be utilised to make regular collections from the site in order to keep the majority of the site clear. Large colour coordinated Euro-Style bins will be used for storing the following materials intended for regular collection from the forecourt of the site:

Polythene packaging
Cardboard packaging
Glass
Metal

Internally, a space will be allocated specifically for larger plasterboard off-cuts. This will encourage the contractors to look for spare pieces rather than cutting from new sheets every time. Plasterboard waste will then go to a specific skip for collection by a specialist plasterboard-recycling contractor (i.e. http://www.pbruk.co.uk).

In addition, timber will also be stored in a set area so that any off cuts can also be reused in other areas of the construction. Once the off-cuts are considered waste, these will also be stored in a separated area for separate collection by a company such as 'The Brighton and Hove Wood Recycling Project' that can arrange collection within 48hours notice.
Timber palettes will be stacked and stored for collection for re-use by a palette company.

Where the construction process creates any masonry waste that is no longer needed to be crushed for hardcore, this will be stored in a separate skip and collected by a company that supplies hardcore and crushed aggregates to other construction sites.

Hazardous waste such as paint, glues and bitumen will be disposed of in accordance with the Environment Agency and the 'European Waste Catalogue'.

Footings and other excavations will be disposed of to a licensed soil-recycling contractor.

New building materials will be generally sourced from local suppliers, using local brickworks, and local timber suppliers sourcing from managed Sussex forests. Deliveries of materials will be programmed in to coincide with immediate use in order to avoid long storage periods and to make more efficient use of the site.

Landscaping will be developed later in the process, but will be designed to ensure water retention and ease of maintenance is a priority with bark mulch to flower beds and peat free composts from local suppliers.

SUPERVISION

It will be the contractor's responsibility to ensure a duty of care is taken in managing waste, and that a specific individual on the site team is given the appropriate authority to ensure continuing on-site compliance through the construction phases. Authority must be adequately defined and understood by personnel as must the procedures be adopted. This will include recording the goods delivered, their checking and arrival, and ensuring that appropriate loads are left in the correct positions.
The appointed contractor will be directed to the Brighton and Hove SPD, Construction and Demolition waste and it's Annex for guidance and contact references.