HOWARD KENT DEVELOPMENT

Phasing and Enabling Works



APRIL 16, 2024

ACCEL CONSULTING LTD

Rev 0

Land at 5 Brighton Road Phasing & Enabling Works

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Land at 5 Brighton Road Phasing & Enabling Works

1 Introduction

1.1 This document has been prepared by Accel Consulting Ltd for Cayuga Developments Ltd in conjunction with the above development.

1.2 Accel Consulting Ltd were appointed by Cayuga Developments Ltd to provide documentation as required by Adur District Council to satisfy planning condition 5 & 8 of planning application AWDM/1962/22

1.3 Condition 5 states:

Phasing (and Enabling Works): Prior to commencement of any works onsite a phasing programme, (which shall include any phase or phases of Enabling Works) shall be submitted to and agreed by the Local Planning Authority. Development shall be implemented in accordance with that phasing programme and details required under conditions of this planning permission, shall be submitted and approved in accordance with that phasing programme. For the purposes of the conditions of this planning permission, 'Enabling Works' shall comprise the following:

a) Demolition of any structures above ground level;
b) Removal of building foundations & slab and associated above ground cables, pipes or ducts;
c) Breaking-up and crushing of existing hard-standings;
d) Removal of below ground cables, pipes or ducts;
e) Re-routing of existing sewer main;
f) River-wall survey works, including excavation to assess existing condition;
g) Site survey works (other than river-wall survey) to inform the design of remediation works;
h) Creation of a piling mat using clean rubble or similar clean material.

1.4 Condition 8 state:

Enabling Works: The following Enabling Works at condition 5 shall only be undertaken after the following details have been submitted to and approved in writing by the Local Planning Authority:
(c) Breaking-up and crushing of existing hard-standings. Details of measures to manage and minimise noise, vibration and dust.
(d) Removal of below ground cables, pipes or ducts
(e)Re-routing of existing sewer main
(f) River-wall survey works, including excavation to assess existing condition.
Details of measures to be taken to minimise and manage risk of contamination, (including risks to human health and the water environment), noise and dust.
The details thereby approved shall be fully adhered to in the undertaking of the respective Enabling Works.

1.5 This document sets out the phases of construction through to occupation & seeks clarify and address the enabling operations specifically raised in condition 8. points raised in condition 8. Detailing the mitigating measures to be put in place to minimise the impact of each activity to sensitive receptor and the environment.

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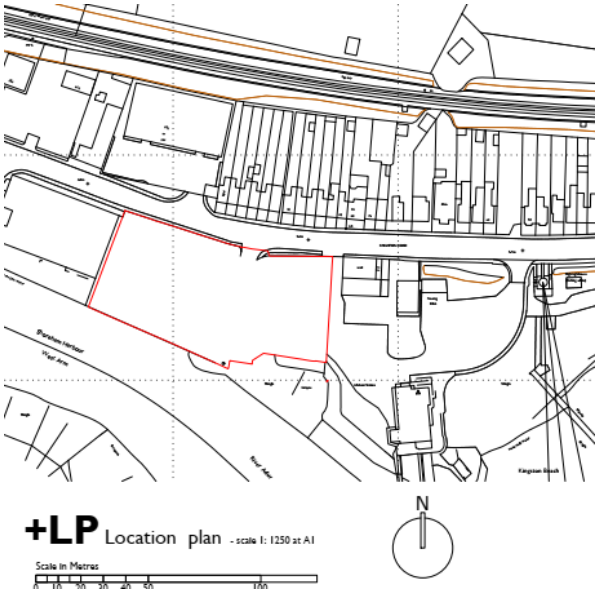
Site Context

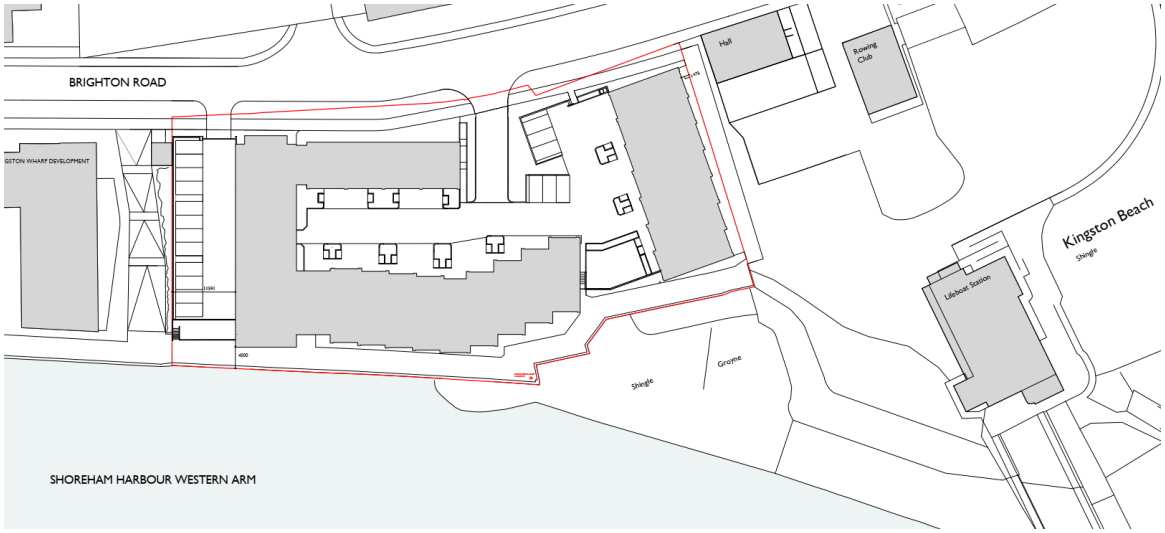
1.6 The development site is located on land at 5 Brighton Road, Shoreham by Sea, BN43 6RN.

1.7 Brighton Road is at the north of the site, timber hoarding and lockable gate run along this boundary. To the west is the Hyde development and on the east is the Lifeboat station, Kingston Beach and associated parking – timber hoarding will be erected along these boundaries. To the south there is an existing harbour wall which is due to be replaced as part of the developmen

1.8

Figure 1.1 Site Location Plan





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2 Phasing Plans

2.1 Phase 1 Site Enabling & River Wall Construction

Accel Drawing 220



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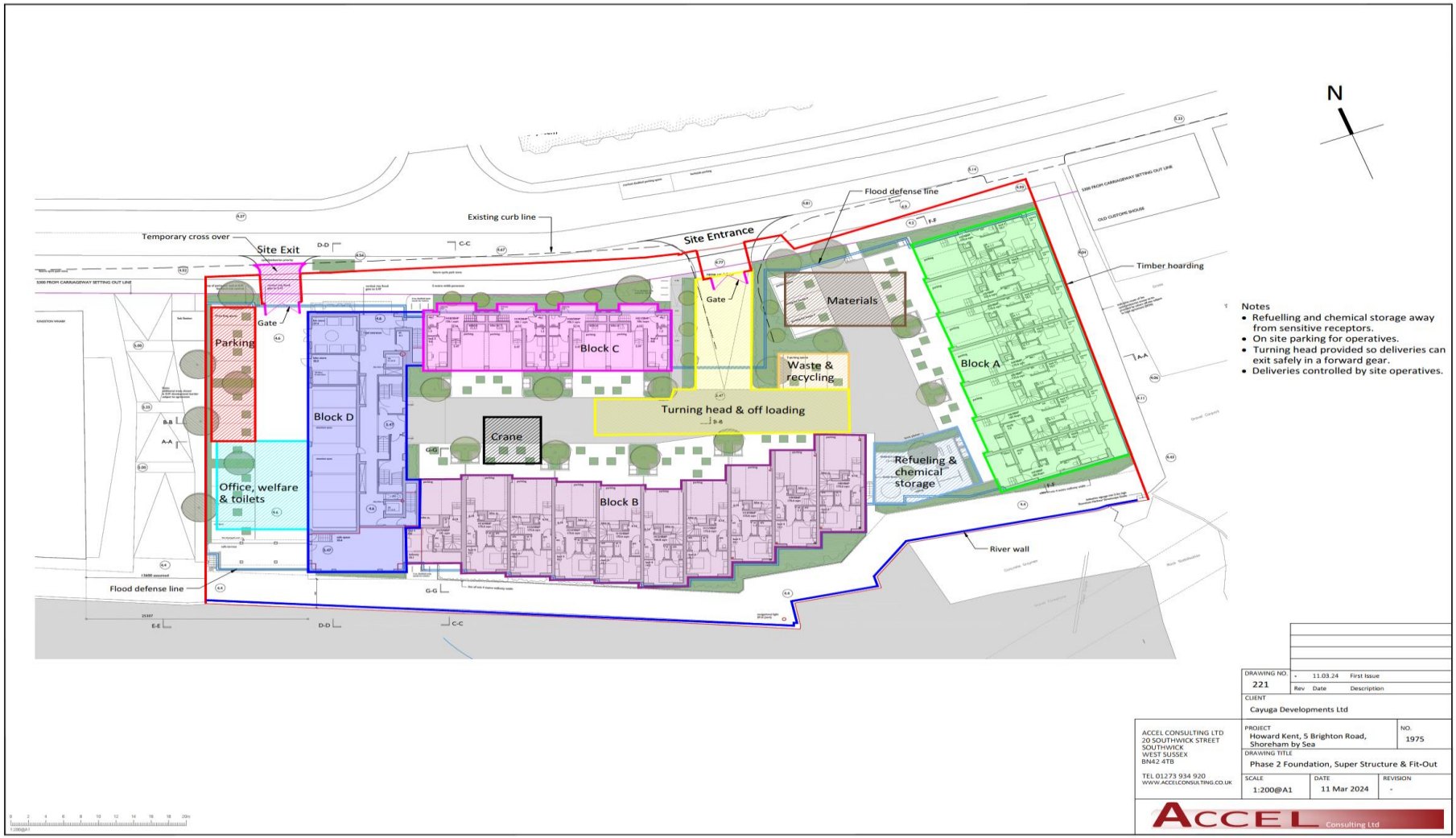
2.2 Phase 2 Foundation, Superstructure & Fit-Out



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2.3 Block A, B & C Occupation



3 Enabling Works Mitigation Measures

3.1 The enabling works listed within condition 5 will be undertaken at the start of the project during phase 1. Each activity process and mitigation measures are discussed in further detail below.

3.2 **Demolition of any structures above ground level;**

3.2.1 There are no structures above ground as such no mitigation measure are required

3.3 **Removal of building foundations & slab and associated above ground cables, pipes or ducts**

3.3.1 Foundations and slab will be left in place for the majority of Phase 1 as it will provide a suitable surface for storage, deliveries, site manoeuvres and reduce site material from being tracked onto the highway.

3.3.2 Breaking up of the concrete foundations and slab will include the following mitigation measures:

- Only use cutting, grinding or sawing fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction.
- Ensure there is a suitable water supply for the suppression of dust
- Minimise drop heights from conveyors, loading shovels and other loading or handling equipment wherever possible
- Operation of plant only during permitted hours
- Deliveries / collections only during permitted hours
- Dampening down of crushed material during and the process and while stockpiled
- Crushing will be undertaken away from sensitive receptors
- The notification of neighbours typically by post:
- Arranging for terminating amenity services to the site, although temporary electric and water supplies will be retained for welfare and damping down dust;
- Erecting plywood hoarding and effective barriers at the site boundary, including additional barriers where required around dust / noise generating activities

3.4 **Breaking-up and crushing of existing hard-standings**

3.4.1 The existing hardstanding and foundations will be broken up and crushed on site to be reused to form the piling platform the following mitigation measures will be put in place to minimise noise, vibration and dust:

- Only use cutting, grinding or sawing fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction.
- Ensure there is a suitable water supply for the suppression of dust
- Minimise drop heights from conveyors, loading shovels and other loading or handling equipment wherever possible
- Operation of plant only during permitted hours
- Deliveries / collections only during permitted hours

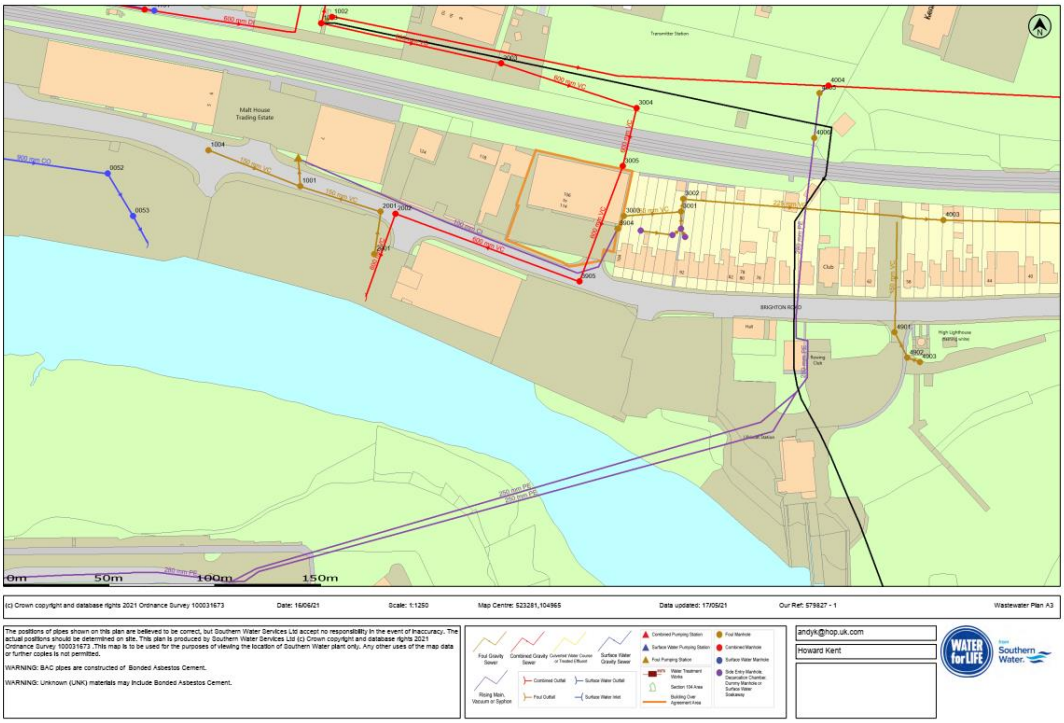
- Dampening down of crushed material during and the process and while stockpiled
- Crushing will be undertaken away from sensitive receptors
- The notification of neighbours typically by post:
- Arranging for terminating amenity services to the site, although temporary electric and water supplies will be retained for welfare and damping down dust;
- Erecting plywood hoarding and effective barriers at the site boundary, including additional barriers where required around dust / noise generating activities

3.5 **Removal of below ground cables, pipes or ducts**

3.5.1 Any live cables, pipes or ducts will be identified during initial site investigations and decommissioned or reused for temporary builders supplies.

3.6 **Re-routing of existing sewer main**

3.6.1 There are no sewers on site to re-route, see extract from Southern Water below:



3.7 River-wall survey works, including excavation to assess existing condition

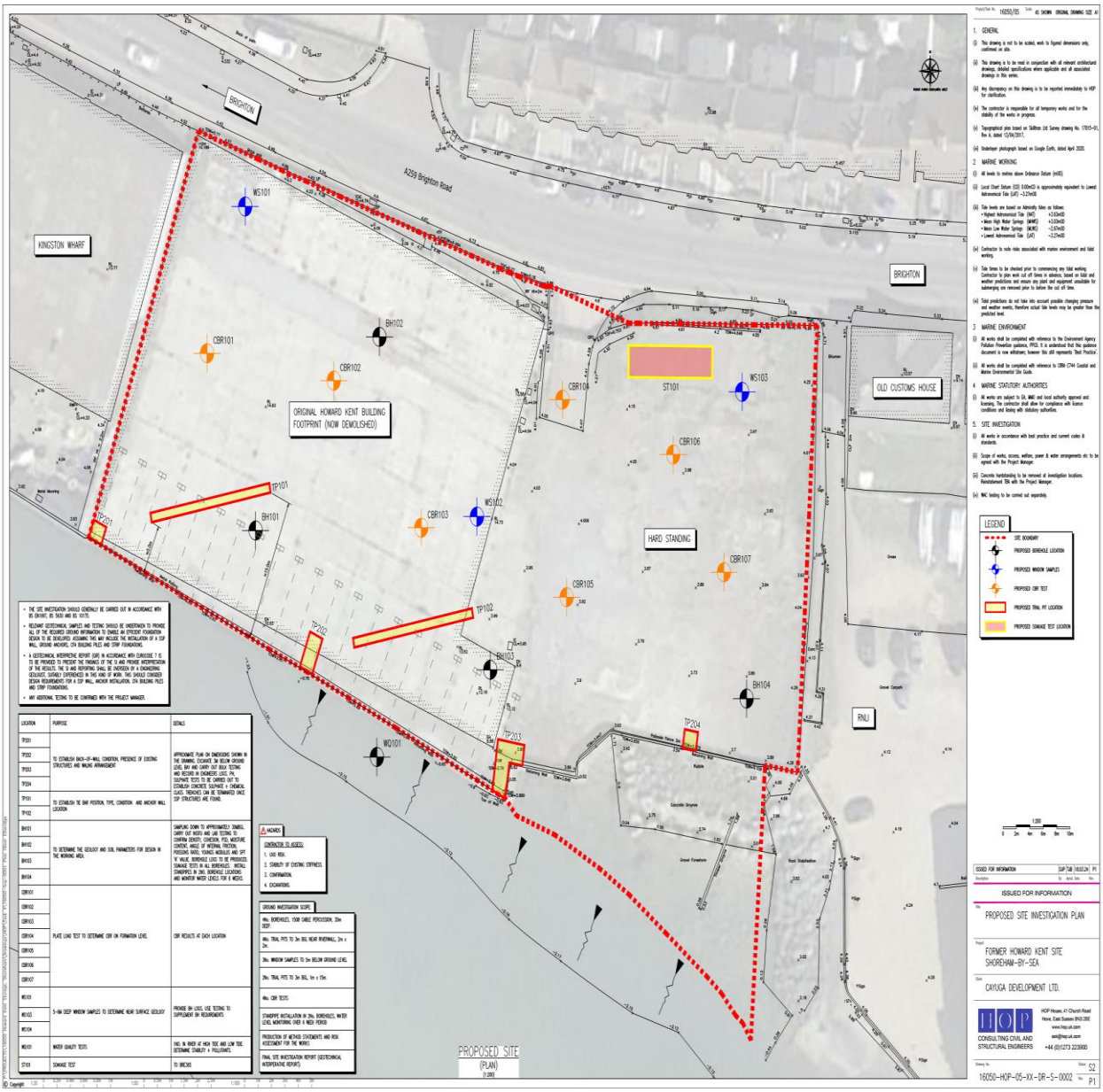
3.7.1 The excavations will be undertaken under EA permit which will include risk assessments and method statements that will detail the specific operations and address the environmental issue that may arise.

3.7.2 The trial pits by the river wall will be no deeper than 3m BGL, excavated material will be stockpiled adjacent to the excavation on a bunded 2000 gauge polythene membrane to prevent migration of any contamination to adjacent soils or watercourses.

3.7.3 Trial pit investigation will be undertaken as soon as the excavation is suitable. Once the investigation is complete the excavated material will be backfilled into the trial pit.

3.7.4 The trial pits are relatively minor excavations and as such not expected to create significant noise, dust or vibration.

3.7.5 Site investigation Plan below:



3.8 Site survey works (other than river-wall survey) to inform the design of remediation works

One of the 1st operations on site as these investigations will determine the scope of remediation and may impact of the programme dates and sequence of work. The SI will also inform the structural design which is closely linked to the river wall design

3.9 Creation of a piling mat using clean rubble or similar clean material

The piling platform will be formed by recycled crushed material from site – if additional material is needed certification will be requested prior to delivery.

4 Conclusion

4.1 Site phasing and mitigations measures will be undertaken as outlined within this document

4.2 Any significant changes to the plans will be notified to the LPA