Construction Environment Management Plan



168 Brighton Road
Lancing
West Sussex
BN15 8LL

Works:
Sub-division of existing maisonette to form 2no. three-bedroom flats, incorporating remodelling of property with a second floor flat roofed extension

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CONTENTS

INTRODUCTION 3
HEALTH & SAFETY, ENVIRONMENT AND WASTE MANAGEMENT APPROACH 3
OVERVIEW 4
The existing site: 4
Construction Method: 4
Expected Timescales: 4
Working hours: 4
Regulatory Compliance: 4
MANAGEMENT OF THE WORKS 5
Access to the Site: 5
Site Boundaries & Security: 5
Neighbouring Properties & Protection of amenity and continuance of enjoyment: 5
Protection and Safety of General Public: 5
Use of Mobile Phones: 5
Preparation of Site: 5
Lighting of the site / temporary lighting: 6
Control of Noise: 6
Control of Vibration: 6
Control of Dust & Air Pollution: 7
Control of Odour: 7
Site Welfare: 8
Covid-19 Precautions: 8
Site Drainage, Storm Water and Sediment Control: 8
Prevention of Mud on Road: 8
Storage of Materials: 8
Waste Management & Recycling: 9
Access, turning and routing of vehicles, traffic management and worker's parking and travel plan: 10
Parking of vehicles on site: – see Traffic Management also 10
Vehicle Numbers and Sizes to the site: 11
Vehicle sizes and frequency: 11
Control of traffic: 11
Monitoring: 12

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INTRODUCTION

This Construction Environment Management Plan has been compiled in respect of planning application AWDM/2135/21.

This plan should be read in conjunction with Appendix 1 – Site Plan.

This plan should not be construed as either the Pre-Construction Information, or the Construction Phase Plan as required by the Construction (Design & Management) Regulations 2015, although it may form part of either or both of these documents, and the contents of this plan must be considered and incorporated into plans for the construction phase of the project for the compliance with the CDM Regulations.

Although the site is not registered under the Considerate Constructor's Scheme the contractor will run the site in accordance with the Code of Considerate Practice in that they:

- will ensure the appearance of the site is conducive with good professional site management.
- will take measures to ensure the impact on neighbours and the wider community are kept to a minimum.
- will take measures and put procedures in place to protect and enhance the environment
- ensure the highest levels of safe working practices are maintained throughout the construction process.
- ensure that the workers are considered and valued and that they are supported adequately and appropriately, including the provision of adequate welfare facilities.

HEALTH & SAFETY, ENVIRONMENT AND WASTE MANAGEMENT APPROACH

The applicant will always commission competent and trained persons and is committed to management of the site and construction works being in compliance with the Construction (Design & Management) Regulations 2015, encompassing supplementary regulations as applicable to the activities on the site.

The applicant realises the objectives set by environmental legislation and aims to be considerate of the impact the construction site may have on the surrounding environment. The applicant will ensure that all reasonable steps are taken, so far as it is able, to prevent any form of damage, pollution, harm, or danger to the environment, and will, where possible, contribute to the protection and enhancement of all such environments.

All reasonable measures will be taken to correctly plan, co-ordinate and control all site activities to prevent potentially injurious material and equipment from contaminating any land, water, or air. The applicant will use their best endeavours to ensure operations on site have minimal impact on the environment. It is aimed to carefully monitor and review site activities to ensure any matter likely to adversely affect the environment is eliminated or controlled.

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The applicant is committed to efficient Waste Management and Site Managers will be required to minimise waste and boost levels of re-use and recycling of goods and materials. Licensed Waste Removal contractors who are dedicated and set up for recycling will be employed on the site.

OVERVIEW

The existing site:

The existing site comprises an existing building and associated curtilage on the Southern side of Brighton Road, overlooking Widewater Lagoon. The site is situated amongst a variety of similarly sized buildings, which are mainly in residential use.

Neighbouring properties are within close proximity of the building, located to the Eastern and Western boundaries. The Southern side of the site is bound by Widewater Lagoon (a nature reserve). To the North of the site is the A259.

Description of the Work/Proposed Site:

"Sub-division of existing maisonette to form 2no. three-bedroom flats, incorporating remodelling of property with a second floor flat roofed extension including timber and zinc cladding and white render"

Construction Method:

The new second floor extension will be built in timber framing (above the ground and first floor masonry walls) and will have a flat timber joisted roof over. Steel elements will be incorporated into the construction; however, these will be to support the predominantly timber structure.

Expected Timescales:

At this time, it is not confirmed when works will commence on site, however it is anticipated that works will start within the next 6-12 months.

Working hours:

It is anticipated that hours of work will be between 08:00 & 18:00 Monday to Friday and from 08:30 & until 13:00 on Saturdays. No works will be carried out on Sundays or Bank/Statutory holidays.

Regulatory Compliance:

- Building Regulations
- Construction (Design & Management) Regulations 2015
- Appointment of Principal Designer
- Appointment of Principal Contractor

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- Pre-Construction Information
- Construction Phase Plan
- Health & Safety File and Operation & Maintenance Manuals
- Other Regulatory compliance or approvals where required
- Health & Safety at Work Act 1974
- Noise at Work
- Others as appropriate to site activities

MANAGEMENT OF THE WORKS

Access to the Site:

Access to the site will be via Brighton Road.

Site Boundaries & Security:

The site will be adequately protected throughout the duration of works with metal Heras fencing and gates.

Neighbouring Properties & Protection of amenity and continuance of enjoyment:

There are a number of measures that will be undertaken to ensure neighbouring properties are protected from damage, nuisance, and disruption. The applicant is committed to ensuring the construction works are carried out safely and with due regard to the continuing enjoyment of neighbours in their respective properties, as far as is reasonably practicable. Some particular measures which will be in place are described below, but the applicant will ensure the Principal Contractor will monitor the site operations continually to uphold this commitment.

Protection and Safety of General Public:

Adequate boundaries will be erected or existing maintained, and adequate signage warning 'Danger – Construction Site' will be displayed on the site on the Northern boundary, together with emergency contact numbers.

Use of Mobile Phones:

Mobile phones are not permitted on site in construction areas.

Preparation of Site:

The process will broadly be:

- Site set up, including welfare and WC
- Scaffolding (assuming full covered scaffold to be utilised)

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The site will be kept as tidy as possible, with materials being sorted and removed from site in a timely manner. Dust will be kept to a minimum by dismantling by hand and small tools and machinery where possible. Precautions as detailed below will be in place to avoid dust nuisance to neighbours.

Lighting of the site / temporary lighting:

It is not envisaged that temporary site illumination will be required for the works. The Site Manager will monitor this situation and if thought necessary he will consult with the Client to arrange effective lighting with minimal affect to neighbouring properties. No lighting will be left on overnight, and all lighting would be turned off during non-working hours.

Control of Noise:

Operations involving equipment or activities which may cause a noise nuisance to neighbouring residents and the general public will be kept to a minimum by careful planning of work. Noise control and monitoring will be continuous and working on noisy activities will be coordinated with the Site Manager who will assess the impact on neighbours.

Close liaison will be maintained with neighbouring property owners when such work is unavoidable and mitigating measures undertaken. Such mitigating measures may include:

- Segregating the noise by erecting barriers, or closing doors where possible
- Dampening machines or tools to reduce noise
- Ensuring silencers are fitted where appropriate to the machinery/tools

All operatives working on site will be advised of the policies in regard to noise avoidance and the mitigating measures which are appropriate in regard to their own health & safety and appropriate PPE will be worn, and mitigating measures taken.

Control of Vibration:

Operations involving equipment or activities which may cause risk of vibration injury to operatives will be kept to a minimum by careful planning of work. The Principal Contractor and Site Manager will be required to monitor working methods on such activities and will be coordinate safe working methods. Although not anticipated to be a requirement on this project, any heavy-duty machinery, such as excavation diggers, causing vibration near boundaries, will be controlled and hand digging implemented where necessary to avoid nuisance or damage to neighbouring properties.

Mitigating measures may include:

- Use of hand-held tools instead of heavy machinery if necessary
- Well maintained equipment will be used at all times
- Machinery and tools fit for purpose to avoid over-working machinery or operatives on the task will be used
- Activities causing vibration will be kept to short bursts rather than long continuous periods
- Operatives will be competent and trained in the use of machinery and tools in order that the machinery/tools are used in an effective, efficient way

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All operatives working on site will be advised in regard to vibration avoidance steps and the mitigating measures which are appropriate in regard to their own health & safety and appropriate PPE will be worn, and mitigating measures taken.

Control of Dust & Air Pollution:

External works, excavations, blockwork & brickwork and cutting operations may all give rise to dust and air pollution in the atmosphere. This will be kept to a minimum by undertaking the following measures and precautions.

- Applying water or binding agents to those areas/activities that are likely to produce dust wherever practical to do so
- Maintain good levels of housekeeping on site during the construction process. This will also include regular reviews of the adjacent public highway/footpaths and cleaning if found necessary
- Ensure that materials that may generate dust are correctly stored and covered in practical locations
- Ensure that vehicles servicing the site are covered correctly and that any spillage that occurs is promptly cleaned up
- Ensure that Sub-contractor Risk Assessments and Method Statements give due consideration to the possibility of creating dust or causing other nuisances. Such Method Statements will be required to address such issues and incorporate the use of appropriate plant and/or tools to minimise any dust arising. Sub-contractor's Risk Assessments and Method Statements will be reviewed by the Principal Contractor and any appropriate amendments deemed necessary during this review will be made
- Suitable covers will be applied to skips to ensure that emissions of dust and debris from general day to day waste arising from the works will be kept to a minimum
- Bonfires will not be allowed on site, thus avoiding any dust, soot or other wind transported debris arising from the burning of materials
- Suitable screening to be applied where activities are likely to cause dust
- Close liaison with neighbours when activities or conditions where dust may be unavoidable
- Discuss timings and additional screening and any additional cleaning with neighbours
- Avoid work likely to cause dust, where practical, during windy weather

Control of Odour:

The use of solvents and materials containing chemicals could give rise to odour escaping into the atmosphere. The Contractor will be committed to eliminating this occurrence by the following:

- Use of non-solvent products (i.e., using water-based products where possible)
- Any use of materials/products causing odour will not be carried out in windy weather
- Although it is not appropriate to confine workers in rooms when using solvents, etc., they must always use recommended face masks and PPE
- Use of solvents etc., when unavoidable, will be kept to a minimum by using as little of the product as possible
- WC facilities will be regularly cleaned and portaloo's will be changed regularly so as to avoid unpleasant odours emitting from them

- No fuel will be allowed to spill on site. Any unforeseen spillage will be cleaned promptly. If it is unavoidable to keep fuel on site, this will be stored in locked, bunded containers
- Work on excavations where exhaust fumes and odours could cause nuisance will be monitored
- Machinery will be well maintained
- The site manager will, at all times, monitor the situation and will arrange measures and working practices with individual workers to prevent the escape of odours

Site Welfare:

A dedicated 'site office' will be provided, with the location assumed to be one of the retained rooms on the existing first floor. Running water and power will be extended from existing or new supplies in order that heat, light, and hot & cold water can be provided, as well as seating for the workers. A portaloo will be placed on site and will be regularly serviced by the provider.

Covid-19 Precautions:

Methods to adopt government issued guidance in relation to social distancing and other safety measures will be evaluated as and when required.

Site Drainage, Storm Water and Sediment Control:

Measures will be put in place to prevent the pollution of storm water drainage systems and the adjacent nature reserve. These will include:

- Minimise excavation and movement of loose materials on site during inclement weather
- Materials will be stored well away from existing drainage systems and in areas designated by Site Manager
- Existing storm water drainage systems will be re-sited to suit the new site layout and new drainage systems installed
- New drainage runs which are to connect to existing will be cleared of debris prior to connection and commissioning
- Re-fuelling of plant will be carried out away from drainage systems and the lagoon. Any spillages will be immediately covered with sand and removed to appropriate skip
- Good Housekeeping on site monitored by the Site Manger

Prevention of Mud on Road:

It is not anticipated that ground works form a major part of the project, which is largely operating at second floor level. If however ground works do occur and/or mud on wheels occurs the contractor will employ workers to sweep and wash the roads where necessary. Care will always be taken within the site to avoid excessive mud being taken to the highway and the Site Manager will monitor this situation. It is not expected that there will be significant vehicular movement on site due to the constrained nature.

Storage of Materials:

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Materials will be stored on site under the direct control and instruction of the Site Manager.

Waste Management & Recycling:

Effective waste management will be applied on the Site by way of 1, re-use as part of the permanent works; 2, re-cycle off site; 3, landfill, if 1 & 2 are not achievable. Measures include:

- Waste reduction
  - Consider installation of standard size of products to minimise offcuts where possible
  - Aggregate washdown and spoil re-used in oversite where possible
  - Efficient stacking of materials to avoid damage
  - Good housekeeping

- Segregation of waste
  - Discussions with Waste Collections and Recycling Contractor to provide appropriate skips as works progress on site
  - Consider separate skips where possible for:
    - Wood
    - Metal
    - Brick/rubble
    - Plasterboard
    - Paper/card
    - Household/canteen waste
    - Hazardous Waste (see below)

- Disposal of waste
  - only fully licensed Waste Disposal and Recycling Contractors will be used for the disposal and recycling of waste
  - Skips will be provided by a licenced Contractor and emptied in a timely manner to avoid overfilling and spill

- Recycling
  - All operatives to be trained in the site rules and guidelines for recycling of materials
  - Monitor the use of separate skips where they are available.
  - Waste Contractor to be identified as licenced and capabilities assured for recycling

- Siting of skip
  - To be on existing hardstanding

- Access and restrictions
  - Access to the site for waste management vehicles will be Brighton Road

- Hazardous Waste Management

Where any of the following are to be disposed of, the Contractor will be required to segregate the waste and commission specialist licensed waste disposal contractor. All operatives on site will be inducted and trained as to site rules and procedures regarding hazardous waste.

- Asbestos

- Chemicals, e.g., brake fluid or print toner
- Batteries
- Solvents
- Pesticides
- Oils (except edible ones)
- Equipment containing ozone depleting substances, e.g. fridges
- Hazardous waste containers

Access, turning and routing of vehicles, traffic management and worker's parking and travel plan:

Site traffic will be controlled, and the guidelines listed below followed for all site traffic and activities.

- Managing both vehicle movements and pedestrian movements on site
- Eliminating the need for reversing where possible.
- Safe driving, and the use of banksman
- Ensuring the public are protected
- Adequate vision and site lines are maintained
- Signage and barriers are erected appropriately

Parking of vehicles on site: – see Traffic Management also

- Parking and offloading/storage are strictly controlled and monitored
- Parking of vehicles is strictly prohibited on site due to the limited space
- Parking will be avoided where possible by transporting operatives to site in groups
- Most offloading will need to take place immediately outside of the site on Brighton Road, this will be managed by the Site Manager. At least one banksman will be employed to ensure the safety of residents and the general public whilst offloading occurs. The time for vehicles on the roadside will be kept to a minimum

- Access and restrictions:
    - Access to the site for all vehicles and pedestrians will be via Brighton Road

- Deliveries to site:
    - Deliveries will be made during normal site hours only
    - It is not envisaged that articulated lorries will regularly deliver to site. This may occur in exception cases for delivery of large elements such as steel beams, etc. If this does occur, then neighbours will be suitably notified to avoid inconvenience and ensure timings and the length of any disruption is kept to a minimum. See Movement of traffic onto and off site.

- Operative/visitor/client parking:
    - Operatives are to be transported to site in communal vehicles
    - Visitors are not anticipated often
    - All essential vehicles visiting site will be advised to park in on street bays

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- Movement of traffic on site:
  - There will be little movement of traffic on site due to the constrained size
  - Any vehicle movement on site will be overseen by banksman and managed by the site manager.

- Movement of traffic onto and off site:
  - Prior to delivery vehicles arriving to the site, an assessment will be made as to the space available outside the site to facilitate arrival, unloading and departure
  - All vehicle movements associated with the site will be overseen by banksman, and, where possible, vehicles will operate in a forward gear
  - The site manager will note and monitor the busiest times on the access routes so as to organise deliveries and collections outside of these peak hours. In case a delivery or collection is obstructing other users of the access road then this vehicle will be required to cease operations, and allow the general public to continue their journey

Vehicle Numbers and Sizes to the site:

- Maximum number of workers anticipate on site at any one time – 10
- Maximum number of vehicles attending site at any one time – 3
- Average deliveries per week – 3

- Anticipated vehicles for deliveries, collection, and workers

Vehicle sizes and frequency:

- Worker's transport (up to transit size) – 2-3, daily
- Up to 20-ton grab lorries, flatbed trucks with lifting equipment (for deliveries only) – 2-3, weekly
- 15-ton skip lorry – 1-2, weekly

Control of traffic:

- Deliveries/collections:
  - Deliveries and collections will always be arranged with the Site Manager who will oversee (or delegate a competent person to oversee) the delivery. Deliveries/collections will be immediately outside of the site, on Brighton Road. Banksmen will be utilised during deliveries and collections at all times in order to control passing traffic and lifting operations and protect traffic/road users and passing pedestrians. Pedestrians and passing traffic will take precedence over lifting, delivery and collection operations
- Turning:
  - Turning in the carriageway will not be accepted due to the location, vehicles will arrive on the Westbound carriageway and depart in the same direction

- Loading & unloading of plant, materials and waste:
  - Waste will be stockpiled tidily on site in an appropriate location/position for collection

- Waste will be separated to enable it to be either put into a dedicated skip or general waste skip, whichever is appropriate. This will be in liaison with the waste and recycling contractor

Monitoring:

The measures and processes outlined in this document will be incorporated into the Principal Contractor's Construction Phase Plan. An independent consultant will be engaged to carry out regular inspections of the site during the construction phase and inspection reports inserted into the Construction Phase Plan as a record.

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