

CONSTRUCTION MANAGEMENT PLAN
INCORPORATING
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN
PLANNING REF: (Planning ref: 4/23/2076/001; conditions 14 & 15)

DOC. REF: 22/07/1026 - CEMP

SITE ADDRESS

Nigel Kay Homes (Cumbria) Ltd.
Land off Dalzell Street,
Moor Row,
Egremont,
Cumbria

DESCRIPTION OF WORKS

The original consent was an *'Outline application for up to 65 dwellings with details of proposed access and all other matters reserved.*

A reserved matters application was submitted on 20/09/2024 for 60 dwellings including layout, appearance, scale and landscaping.

TITLE

Freehold.

SITE PLAN

Refer to the Site Plan submitted as part of the reserved matters application, drawing no. 21/03/992 – 03, now amended to 22/07/1026 – 04a).

- Site security / public protection.

The north, south and west boundaries consist of 1.0m high stock-proof fencing which will be supplemented with temporary steel Heras fencing to secure the site during the construction period.

To the east, the site is bounded by the river Keekle which is a main river. There is a steep banking with an approximate 10m drop down to the river which is heavily landscaped. The proposed development does not encroach into the area, but it is proposed to form a 300mm high earth bund supplemented with temporary steel Heras fencing to correct this boundary.

Industry standard warning signage will be erected at the main site entrance.

- Traffic management.

There is an existing access to the former goods yard within the applicant's ownership which will be used for construction access until the new site access has been constructed. The existing access has served the goods yard for a long period of time and is fit for purpose.

Once the new site access has been formed and approved visibility splays established, the internal site road will then be excavated and stoned up in line with the detailed drawings to afford access for construction traffic and to enable clean, safe access to the compound position and areas of construction. All relevant permits obtained from the Highway Authority.

In addition, the s.278 works in the existing public highway will be undertaken in accordance with the approved drawings and implemented in line with a s. 278 Agreement. The s.278 drawings have been submitted under a separate Discharge of Conditions application.

All deliveries will be off-loaded and stored in either the construction compound or directly into each phase of development. If delivery vehicles coincide, then there is sufficient room on the access roads within the site boundaries for waiting which will ensure that no delivery vehicles will wait on the public highway.

The compound, containers, site welfare facilities and site parking/ turning will be in the construction compound which will be located in the vicinity of plots 57 – 60. The compound will be established at the onset of construction and will remain in this location for the duration of site works.

HGVs will access and egress the compound in a forward gear, unload, turn and then leave the site in a forward gear. Once the materials are unloaded, they can be moved around the construction site as required.

Refer to Construction Traffic Management Plan for routing of vehicles to and from site.

Deliveries of materials will be planned and will not occur outside the site working hours stated below.

Noise, vibration, dust and dirt.

The contractor shall ensure that all vehicles, plant and machinery used during the works are fitted with effective exhaust silencers and that all parts of such vehicles, plant and machinery are maintained in good repair in accordance with the manufacturers instruction and are so operated as to minimise noise emissions.

The contractor will ensure that any equipment is turned off when not in use and there is no unnecessary revving of engines when in machinery is in use.

The contractor will monitor noise levels in accordance with the guidance presented in BS 7445: Description and measurement of environmental noise. The control of noise shall be undertaken in accordance with the guidance contained in BS 5228 -1; 2009 Code of practice for noise and vibration control on construction and open sites –Noise.

The contractor will ensure that the measurement and assessment of ground borne vibration will be undertaken in accordance with the guidance contained in BS 7385; Evaluation and measurement for noise in buildings and BS 5228 2 ; code of practice for noise and vibration control on construction sites and open sites – Vibration.

Public highways are to be kept clear and cleaned as required. It is not anticipated wheel that washing facilities will be required.

Noise and dust levels are to be monitored on a regular basis.

A wetting down procedure will be undertaken during periods of dusty operations and/ or in periods of extreme dry weather.

It is anticipated that wheel washing facilities will not be required.

Any vehicles taking spoil to/ from the development site will be sheeted to prevent spillage or deposit of any materials on the public highway.

- Construction compound.

The compound, containers, site welfare facilities and site parking/ turning will be in the construction compound which will be located in the vicinity of plots 57 – 60. The compound will be established at the onset of construction and will remain in this location for the duration of site works.

HGVs will access and egress the compound in a forward gear, unload, turn and then leave the site in a forward gear. Once the materials are unloaded, they can be moved around the construction site as required.

The compound will also be utilised for parking plant and for construction workers and visitors to the site. The nature of the site is such that any spillages from plant/ vehicles would be contained within the development site thus preventing pollution of surface and ground water.

It is anticipated that security lighting will not be required.

Protected species.

There are no protected species affected by the proposed development.

If any protected species are encountered during site works, then work will cease immediately, and the controlling body will be notified. Any actions required will be undertaken in accordance with the relevant guidelines.

- Trees.

Refer to Arboricultural Method Statement.

- Community liaison and complaints.

The applicant will maintain regular liaison with and be the point of contact for any queries from neighbours. Every effort will be made to keep affected neighbours informed as deemed appropriate.

A complaints procedure is to be established and maintained with a written record always kept on site.

Liaison with the Council's Environmental Health team will be undertaken by the site agent on an as/ when required basis.

- Phasing of Construction works.

The development will be carried out in two phases. The first phase will comprise plots 1 - 31 inclusive plus plot 41 and plots 51 – 56 inclusive.

The second phase will comprise the remaining plots being plots 32 – 50 inclusive plots 57 – 60 inclusive.

There is no time limit to complete a development in planning terms however it is anticipated the construction period will commence in the first quarter of 2025 and extend for approximately 48 months.

- Site working hours.

Site working hours are to be 07.30 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays.

The building trade does not work on Sundays and Bank Holidays.

The construction does not expect to deviate from the above hours however if any emergency occurs that would result in deviation from the approved working hours, then prior approval will be sought from the planning department in conjunction with environmental health.