

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

PLANNING REF: 4/23/2088/0F1

DOC. REF: 20/10/983 - CEMP

SITE ADDRESS

Swift Homes Ltd.
Harras Road,
Harras Park,
Whitehaven,
Cumbria CA28 6SG

DESCRIPTION OF WORKS

Residential development for 23 dwellings including associated infrastructure and landscaping.

TITLE

Freehold.

SITE PLAN

Refer to the Site (Landscape) Plan approved as part of the planning application, drawing no. M3450-PA-01-V08.

- Site security / public protection.

The north, east 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.

The south boundary adjacent to the public highway will be secured along its entire length with temporary steel Heras fencing with access gates at each junction position.

Industry standard warning signage will be erected at all four site entrances.

- Traffic management.

The four new access junctions will be formed in the approved positions to enable construction traffic to access the site direct from the public highway on Harras Road.

The work in the public highway to form the four junctions along with the construction of a 1.80m wide frontage footpath, will be undertaken in line with the s.278 Technical Approval which is already in place. Pdf's of the s.278 approval 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. There are multiple access points into the development so if deliveries coincide, then they will be asked to wait on another part of the site until they can be off-loaded in the compound or required area. This will ensure that no delivery vehicles are waiting on the public highway.

The construction compound will be in the area occupied by plots 4-8 and will be accessed via either the field access or the access road serving plots 1-8. The compound is sized/ positioned accordingly to allow HGVs to access 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.

Construction vehicle routing must be accessed from the east.

Deliveries of materials will be planned and will not occur outside the site working hours stated below or within St. James school muster times.

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 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 construction compound will be in the area occupied by plots 4-8 and will be accessed via either the field access or the access road serving plots 1-8. The compound is sized/ positioned accordingly to allow HGVs to access 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 construction compound will also house the containers and site welfare facilities.

As stated above, the compound is sized/ positioned accordingly to allow HGVs to access the compound in a forward gear, unload, turn and then leave the site in a forward gear.

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

The four new access junctions will be formed in the approved position. The work in the public highway to form the four junctions along with the construction of a 1.80m wide frontage footpath, will be undertaken in line with the s.278 Technical Approval which is already in place. Pdf's of the s.278 approval have been submitted under a separate Discharge of Conditions application.

If any temporary internal tracks are required, these will be excavated and stoned up to afford access around the site for construction traffic and to enable clean, safe access to the compound position and areas of construction.

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.

There are no existing trees on or in the vicinity of the site that will be affected by the development.

- 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 three phases. The first phase will comprise plots 16-23 inclusive; the second phase will comprise plots 9-15 inclusive; and the third and final phase will comprise plots 1-8 inclusive.

There is no time limit to complete a development in planning terms however it is anticipated the construction period will commence in June 2024 and extend for approximately 24 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.

In addition to the above, works which are audible at the site boundary shall only be carried out between the hours of 08.00 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.