

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)
PLANNING REF: 4/22/2237/001 (Condition 11).

DOC. REF: 15/10/863 - CEMP

SITE ADDRESS

Swift Homes Ltd.
Land at Summergrove Park,
Whitehaven,
Cumbria CA28 8YH

DESCRIPTION OF WORKS

The original consent was an *'Outline planning application for up to 30 no. self-build dwellings'*. The outline consent included details of the proposed access arrangements from the public highway.

A reserved matters application has now been submitted for 30 dwellings including layout, appearance, scale and landscaping.

TITLE

Freehold.

SITE PLAN

Refer to the Site Plan submitted with the reserved matters application, drawing nos. 15/10/863 – 02 and 15/10/863 – 03.

- Site security / public protection.

All existing site boundaries consist of hedgerow/ soft planting supplemented with stock-proof fencing. The existing site boundaries will be supplemented with temporary steel Heras fencing where deemed necessary to secure the site during the construction period.

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

- Traffic management.

The main site access junction will be formed and visibility splays established in line with approved drawings at the onset of construction works.

The road network within the site boundaries 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.

The relevant s. 184 permit will be obtained from the Highway Authority prior to any works commencing.

All deliveries will enter the site in a forward gear before being off-loaded and stored in the construction compound. If delivery vehicles coincide, then there is sufficient room on the main artery road within the site boundaries for waiting.

The nature of the development and location of the construction compound relative to the public highway is such that no delivery vehicles will wait on the public highway.

Once unloaded, the delivery vehicles will turn within the development site and leave in a forward gear.

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

Deliveries of materials will be planned and will not occur outside the site working hours stated below and reaffirmed in the Construction Traffic Management Plan.

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 anticipated that wheel washing facilities will not 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.

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 landscaped area annotated as 'The Green' on the Site Plan and Landscape Layout. The compound will be established at the onset of construction and will remain in this location for the duration of site works.

The compound location is immediately adjacent to the main artery road through the site which means access to the compound is straight forward. Vehicle turning will be available via the on-site road network.

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 Impact Assessment.

- 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 site will be developed out in a single phase of 30 dwellings.

There is no time limit to complete a development in planning terms however it is anticipated the construction period will commence in the last quarter of 2025 and extend for approximately 30 months.

Site working hours.

Site working hours are to be 08.00 to 18.00 Monday to Saturday (as condition 22).

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.

01/02/2025