

**Discharge of condition 3.**

**Construction Environmental Management Plan.**

Issued in accordance with Construction (Design & Management Regulations 2015.

**For Works at New Kingswood, Lower Boyndon Road**

**Maidenhead SL6 4DD**

21st February 2021

## **Introduction**

The purpose of this document is to highlight the use and adoption of the best practicable procedures for the management of the construction of the three new dwellings at the above in particular with regards to the best practice to reduce the effects of noise, vibration, dust and site lighting whilst maintaining a high standard of workmanship.

The plan will also address the procedure for maintaining good public relations and liaison with the Environmental Protection Team.

A copy of this plan will be held and modified as necessary to meet the changing requirements as work proceeds. All information will be available to visitors of the site and all employees and sub-contractors.

Malvern Estates Plc will act as the client, principal designer and main contractor and will monitor the appropriate sub-contractors and safety representatives in progressing the construction.

A Project Manager is to be appointed as well as a Site Foreman and they will coordinate the construction team and ensure that the recommendations of the appointed Health and Safety Advisors are implemented and complied with.

Individually selected specialist contractors will be engaged to carry out the construction work which will be controlled and planned to incorporate safe practical procedures as well as procedures for safe site traffic management.

The performance of all sub-contractors will be monitored by the Project Manager, the Site Foreman and by the Health and Safety advisors. Should any sub-contractor perform any act that is sub-standard to any contract requirement or an infringement of a contractual obligation then the sub-contractor maybe penalised and will be required to rectify the matter immediately with corrective action or risk possible dismissal and removal of the sub-contractor from site.

To assist with fulfilling statutory requirements the services of safety consultants, Complete Safety Services will be employed to work closely with the Project Manager and Site Foreman.

Malvern Estates Plc has carried out several developments in recent years. Several of the sub-contractors have been employed previously by the company and there is a good working understanding between the parties. The company maintains and insists on a high standard of workmanship.

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## **General Information**

The proposed work will be expected to be completed within nine months from the date of commencement on site.

Construction working hours are to be strictly between 8.00 am and 6.00 pm Monday to Friday and 8.00 am and 1.00 pm on Saturday and at no time on Sundays and Bank Holidays.

The construction elements will be as follows.

1. Demolition and site clearance.

A specialist and accredited demolition contractor will be appointed. See below for demolition details.

2. Ground workers and drainage.

The groundwork operatives will clear and prepare the site and lay the foundations and drainage. This work will include installing site cabin, storage containers and welfare facilities. Plant and machinery will be used on site to transfer soil and foundation material.

3. Bricklaying.

Bricklaying sub-contractors will commence following the laying of foundations.

4. Carpentry.

Carpentry sub-contractors will install the roofing structures including trusses, supporting beams, joists, and all ancillary woodwork.

5. First and second fix.

Sub-contractors will be assigned to complete all plumbing, heating and electrical work to include first and second fixing stages.

6. Render and Internal plastering.

Specialist contractors to carry external rendering and internal plastering.

7. Finishing work.

Tiling contractors and decorators to complete all tiling and decorations.

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8. External work.

Fencing contractors and landscape contractors to complete all external works.

**Site activities.**

All site operatives will be required to attend an induction meeting prior commencement of work on site. Discussions will include site rules and procedures.

The Site Foreman will arrange for the erection of external hoarding to the site boundary to ensure security and protection of the public. His responsibilities will include the following;

Tree protection measures which are to be completed prior to any plant being brought on site and prior to commencement of construction.

Placing warning signs and site information details at prominent locations and at site entrance.

Co-ordinating deliveries and supervising the movement of delivery vehicles entering and leaving the site.

Ensuring that only certified and serviced plant and machinery to be used with silencers as appropriate and that all electrical equipment to be either wireless or to operate on a 110-volt supply.

Ensure that risk assessments are carried out prior to the commencement of any construction work and on a periodic basis.

A site diary to be kept recording health and safety matters such as any accidents or incidents. A second diary is to be kept for recording all deliveries as well as visitors to the site with the times and dates.

All operatives will be encouraged to follow the hygiene practices including hand washing hands and the use of sanitisers.

Ensure that operatives wear the correct personal protection equipment including hard hats, safety boots, Hi Vis vests, ear defenders, gloves, goggles, and protective clothing during working hours.

Ensure that all exit routes and the access route are always kept free.

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### **Liaising with Neighbours.**

The site is in a suburban residential neighbourhood and the sensitivity of carrying out construction in an established residential area is appreciated. Measures will be necessary ensure the minimum of disturbance to residents.

The value of good relations with the residents of neighbouring dwellings is acknowledged and this is to be conveyed to the individual operatives on sites. It is also acknowledged that regular communication and information would considerably assist with improved relationships with neighbouring residents.

The residents of the dwellings within the vicinity of the site are to be informed of the development programme and the likely commencement and the anticipated date for completion of the construction. Updates are also to be provided in the event of any changes to the programmes.

Arrangements are to be put in place for communication between the residents and both the Project Manager and the Site Foreman by both telephone and email communication.

A register is to be kept of complaints which will be dealt with expeditiously as appropriate.

Care to be taken not to cause or any damage to boundaries of neighbouring properties and measures will be in place to repair any such damage with priority.

It is acknowledged that the issues of noise, vibration, dust and site lighting are matters which could create nuisance to neighbouring residents. These have been addressed below with measures to minimise any such effect of disturbance.

### **Demolition.**

A credited demolition contractor is to be appointed. The factors for considering the selection of the demolition factor will be experience and competency and not only cost.

The existing property has been surveyed for any asbestos or hazardous materials and this information will be provided to the demolition contractor.

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Notices will be served to the utility providers and to all occupiers of surrounding dwellings.

A method and risk assessment is to be provided and the Site Foreman will monitor the demolition to ensure that all requirements are complied with.

The contractual terms and arrangement with the demolition contractor will provide for the soft strip and timber strip by hand and for these materials to be stored separately until removed from site.

The contractual terms will also require the contractor to take measures to minimise noise as far as possible. The contract will specifically provide for only well maintained and certified plant and equipment to be used with silencers are diamond drills. The breaking of the concrete foundation in the ground should only be carried out with breakers fitted with silencers and Heras panels covered with sound reduction quilts are to be provided.

The demolition contractor will be required to give instructions to his operatives that a layer of materials are to be placed on the bottom of vehicles removing demolition materials from site to minimise noise from dropping of subsequent layers of demolition material. Also the excavator operator is to be instructed that the compacting of materials can only be carried out by lowering the arm of the exactor and pressing down. The excavator operator is not to be allowed to bang down the arm of the excavator.

In order to dampen dust, water is to be sprayed continuously during the demolition process as well as the spraying of any demolition materials stored on site before removal from site.

The site foreman will monitor the demolition to ensure that all the contractual obligations are complied with.

### **Access and Egress**

Access on to the site will be via the main entrance and all deliveries to be supervised by the Site Foreman on entering and leaving the site.

Access for large vehicles will be planned and all suppliers are to be advised to instruct their drivers that they should call the site at least 30 minutes in advance of arrival on site so that preparations can be made to receive the delivery vehicles and to minimise the time taken to unload the deliveries.

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Suppliers will be advised of any access restrictions in advance of deliveries.

Only authorised persons will be allowed to enter the site and will be required to report to the Site Foreman. No unauthorised person to be allowed on site.

To minimise disturbance, the main vehicular access is to be located as far as possible from the neighbouring dwelling known as Kingswood Cottage which also fronts Lower Boyndon Road.

(See discharge of condition 9 for vehicle movement on site)

**Vehicles leaving site.**

All vehicles leaving the site are to be checked for cleanliness and wheels are to be washed, as necessary.

Any liquids spillage to be cleaned before vehicles leave the site to avoid any spillage on the public highway.

All vehicles leaving the site are to be checked to ensure that any loose materials are safely covered and secured.

The public highway and public footpath in the vicinity of the site shall be always checked and kept clean.

**Services.**

The existing electric and water services will be retained.

The position of any utility services not shown on a drawing are to be identified and marked on site before commencement of any excavation.

All work close to existing services is to be carried out in accordance with the relevant service authority's recommendations.

The appropriate service authority are to be notified should any damage occur to existing services during excavation or construction and any such damage is to be repaired without delay.

Marker tapes or protective covers disturbed during site operations are to be replaced in accordance with the service authority's recommendations.

**Works at height.**

All works at height with the use of scaffolding will be carried out in accordance with the Work at Height Regulation and with the utmost care and as set out in the recommendations in HSE Codes of Practice and Guidance Literature. HSG (10).

All scaffolding to be erected or altered will only be by qualified and experienced operatives.

Step ladders may only be used for work of very short duration and which does not require operatives to rise above the recommended height as advised by the Health and Safety Consultant. Guarded scissor lifts to be used above any such heights.

**Waste and environmental matters.**

The overriding philosophy is to prevent materials being sent to landfill wherever possible by minimising the amount of waste generated by the construction process and maximising potential reuse or recycling of surplus materials.

Procedures will be adopted to minimise any environmental form of contamination from spill of chemicals or solids.

Use of liquids such as paints, solvents, and adhesives and disposable canisters will be kept in the manufactures containers and kept in the site storage to suit the work to be carried out and to minimise any spillage.

Subcontractors and suppliers will be required to provide information for all products and all materials together with the COSH data sheets on hazardous materials. These sheets shall be available on site at all times to ensure that all necessary safety measures are adopted and that all necessary Personnel Protective Equipment can be made available.

All spillage is to be dealt with immediately and if pollution occurs the appropriate authorities are to be notified without delay.

All rubbish, debris, surplus material and spoil are to be removed from site as early as practical and the site is to be kept clean and tidy.



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The amount of waste generated is to be minimised by careful consideration during the ordering of materials.

All waste generated is to be separated to facilitate recycling and reuse.

All recyclable materials will be separated and competently removed from site.

All surplus hazardous waste materials and containers are to be removed from site regularly in a safe and competent manner by an approved contractor in accordance with the relevant regulations and a waste transfer document is to be retained on site.

### **Control of Noise**

All reasonable measures will be taken to minimise noise levels during construction.

The development site is located on a corner position with one adjacent dwelling known as Kingswood Cottage which also fronts Lower Boyndon Road and two dwellings at the rear. Access for all vehicles to the site will be located as far as possible from the neighbouring dwellings.

The site has an existing power supply, and no generators will therefore be used or allowed on site.

Contractual agreements are to include provisions for subcontractors to use only certified power tools, compressors, percussion tools, power saws and such equipment to be fitted with silencers and dust bags as recommended by manufactures.

Operatives are not to be allowed to use radios or any other such audio equipment.

Operatives will be required to strictly adhere to construction working hours.

Material suppliers to be informed that deliveries can only be made between 9.30 and 4.30 pm Monday to Friday and 9.30 am on 12.00 pm on Saturday. This is to allow the Site Foreman to be prepared for the arrivals during the mornings and to allow time for vehicle cleaning and wheels washing in the afternoon.

Whenever possible more than one noise making operation is to be carried out at the same time to minimise the period during which noise is made during construction.

### **Vibration**

Every effort is to be made to ensure that no neighbouring property is affected by any plant vibration.

The control of vibration during construction is assisted by the fact that there will be no piling for foundations, no sheet piling and no basement construction.

Only certified equipment with vibration suppressors as recommended by the manufacturers are to be allowed and to be operated and by competent operatives.

Diamond drills and cutters are to be used wherever possible to minimise noise and vibration.

Rubber anti vibration matting to be used under all plant where practicable.

### **Control of Dust**

Procedure for minimising dust will be carried out continually during the construction period.

Power tools to have dust bags in accordance with manufacturers recommendation.

All areas which are likely to create dust are to be sheeted in advance of the commencement of any such work.

The continual damping / misting will be carried out as necessary to reduce any dust being created or carried in the air.

All scaffolding to be securely sheeted to contain any dust and debris produced during construction.

Loose materials on site are to be covered securely to avoid dust.

The site to be cleaned and checked at the end of each working day to include damping down any areas that could create dust.

### **Lighting during construction.**

As construction is to be carried out in a residential suburb and measures will be necessary to ensure the minimum of disturbance to residents of neighbouring dwellings. The following procedure are to be adopted.

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Lighting during construction to be employed only as necessary and with the minimum amount that would be required to carry out the construction work safely.

All lighting is to be directed away from neighbouring residential properties and is to be turned off at the end of every working day.

Only Low voltage lighting to be used.

Any site security lighting that might be required is to be positioned to avoid any disturbance to neighbouring.

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