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CHARTERED ARCHITECTURAL TECHNOLOGISTS

Construction Environmental Management Plan

Applicant:

Mr Richard Smith

Proposal:

Demolition of existing outbuildings and single storey extension of No. 48 The Causeway, conversion of existing barn plus extension to create a detached dwelling and construction of an additional detached dwelling parking, access, and associated site works - phased development

Location:

Land rear of 48,
The Causeway,
Burwell,
CB25 0DU

East Cambs Planning Reference:

22/00983/FUL



Introduction

The aim of this Construction Management Plan is to portray how the following points shall be achieved;

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Introduction

This Construction Environmental Management Plan has been prepared by Andrew Fleet MCIAT on behalf of R. Smith to support the discharge of condition 19 associated with Planning Consent reference 22/00983/FUL. The application is related to the erection of two dwellings on land to the rear of 48 The Causeway, Burwell, with access being provided by a private drive and associated turning facilities.

The purpose of a Construction Environmental Management Plan is to outline the measures which will be taken to manage the movements of construction traffic to and from the site and to reduce or prevent any adverse impacts upon highways safety or the amenity of local residents. Its objectives are to enable an agreement with the Local Planning Authority on appropriate and proportional measures to be adopted during construction and to strive to meet good practice in relation to the management of the site.

Condition 19 of 22/00983/FUL reads:

‘19 - Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.’

Site address and proposals

The full address of the site is: 48 The Causeway, Burwell, Cambridgeshire CB25 0DU.

The proposals are for the demolition of existing outbuildings and single storey extension of No. 48 The Causeway, conversion of existing barn plus extension to create a detached dwelling and construction of an additional detached dwelling parking, access and associated site works - phased development.

1.0 Details of working hours

Due to the proximity of the neighbouring properties the site working hours are restricted as follows;

Monday - Friday - 07:30 – 18:00

Saturdays - 07:30 – 13:00

No Sunday work will take place unless deemed necessary, for example in an emergency, or where a statutory authority deems it to be necessary for safe working in relation to service or sewer connections, however permission will be sought in writing at least two working weeks prior to work commencing.

2.0 Details of times for deliveries of plant and materials

Approximately three contractor's vehicles will be on site for the duration of construction works. Larger delivery vehicles (Muck away, concrete, brick / block, builder's merchants etc) will arrive on site, during



the times detailed below. All accessing and departing vehicles will be supervised by a banksman at the site entrance, to coordinate movements with the users of the public highway: The Causeway .

All vehicles can turn within the site, utilising the turning head at the head of the private drive, therefore allowing vehicles to exit onto the public highway, in forward gear. Any vehicles unable to leave in a forward gear will be asked to not enter the site unless it is absolutely necessary.

Delivery times will be limited to between

Monday - Friday - 07:30 – 18:00

Saturdays - 07:30 – 13:00

A construction layout as indicated in Appendix A included with this statement shows the delivery arrangements and the proposed area for the delivery and turning of the largest vehicles.

3.0 Control of dust arising from building activities

Where dust is created by the works, the appropriate control measures shall be undertaken, such as water suppression, on-tool extraction systems with appropriate filters, block splitters in lieu of mechanical saws and by enclosing works if practical so that any dust is contained.

Materials will be ordered in the correct sizes to avoid any potential cutting that might need to be undertaken.

4.0 Parking of vehicles of site operators and visitors

The access drive and turning head serving the development will be laid out and constructed to hardcore level before construction works commence on site.

Site operators and visitors will park in safe designated areas within the land to the rear of 48 The Causeway, as indicated in appendix A included with this statement. Appropriate Highways parking will be used until the areas indicated in appendix A available for use.

Any damage caused to the Public Highway by construction traffic will be repaired in a timely manner at no expense to the Highway Authority.

5.0 Storage of materials on site

All materials on site will be stored in an area indicated on Appendix A included with this statement.

Materials will be contained in a lockable container no larger than 40ft.



Products from site will be minimised by recycling excess materials where possible. All other waste will be deposited at licenced tips with the appropriate certification.

6.0 Noise Reduction Measures

In the event that public complaints and noise measurements indicate that noise levels have significantly risen, the Contractor would take all reasonably practicable mitigation measures to reduce / prevent the noise impact.

Without prejudice to other legal and contractual requirements, the Contractor will comply with the following mitigation measures;

- Principles of the “Best Practicable Means”, as defined in the Control of Pollution Act (1974), would be used to reduce noise and vibration;
- Noisy plant or equipment will be sited as far away as is practicable from noise sensitive receptors;
- Plant will be used in an appropriate manner to minimise noise emissions including regular maintenance of the plant;
- Care would be taken when loading or unloading vehicles or dismantling scaffolding or moving materials, etc. to reduce impact noise. All operatives undertaking such activities should be instructed on the importance of handling materials to reduce noise to a minimum;
- Machines in intermittent use would be shut down in the intervening periods between work or throttled down to a minimum;
- Any complaints or incidents are to be reported to the Contractor.

7.0 Dust Reduction Measures

A construction objective will be to ensure there are no nuisance dust emissions from the construction site. To achieve this, action will be taken to avoid the circumstance that leads to the generation of the dust nuisance.

As appropriate, mitigation measures will include:

- Site roads and work areas would be swept and sprayed with water in prolonged spells of dry weather;
- Adherence to speed limits for all vehicles;
- Stabilisation of disturbed areas as soon as possible after disturbance;
- Any complaints or claims emanating from the lack of dust control will be attended to immediately by the Contractor
- Materials, which arise from the preparation of the site, should be stockpiled and where possible used for the redevelopment process, thus reducing the number of off-site vehicles movements required to bring such material onto the site;



- Accumulation of dust on and off-site would be monitored regularly, if needed corrective actions would be undertaken
- All access roads should be inspected for accumulations of dust and mud. All such depositions would be removed as soon as possible after they have been identified.
- The Public Highway within the vicinity of the site will be swept within an agreed timeframe as and when reasonably requested by any officer of the Highway Authority

8.0 Lighting mitigation and consideration

In determining the lighting arrangement on site, consideration will be given to residents and other sensitive receptors that may experience a nuisance by light.

Where appropriate, measures will be implemented to reduce obtrusive light.

Where possible a daylight only construction schedule will be adopted to minimise adverse lighting. It is unavoidable that construction work may require work during the hours of darkness in consideration of shorter daylight availability during winter months.

Where appropriate the following measures will be considered for implementation;

- Dim or switch off lights where it is safe and practical to do so;
- Position lights sensibly and with consideration towards other sensitive receptors.

9.0 Waste removal

The removal of waste products from site will be minimised by recycling excess materials where possible. All other waste will be deposited at licenced tips with the appropriate certification

10.0 Damage to Public Highway

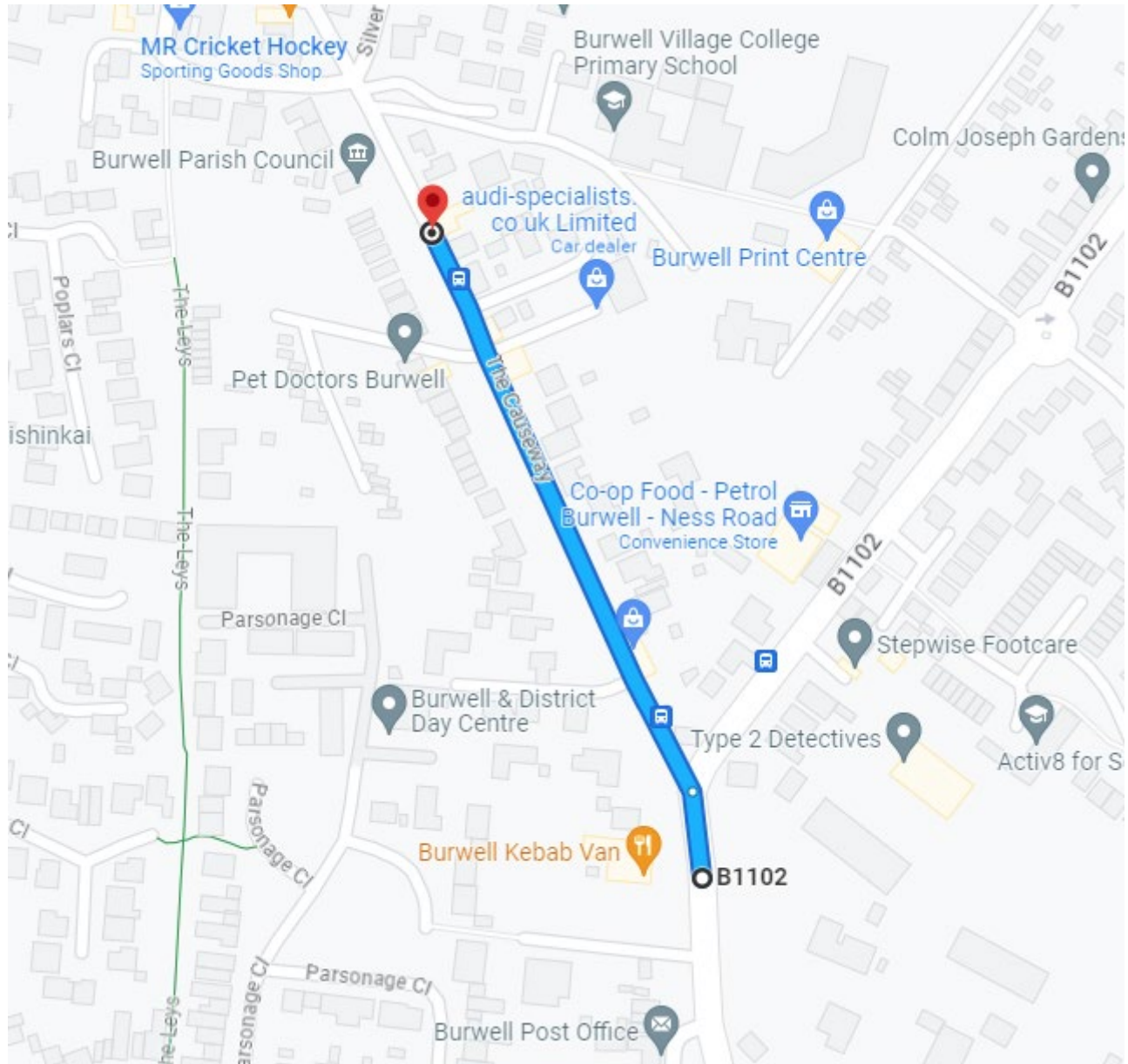
Any damage caused to the Public Highway by construction traffic will be repaired in a timely manner at no expense to the Highway Authority.

11.0 Delivery routes

All deliveries will be requested to access the site via the Causeway, along the route indicated below

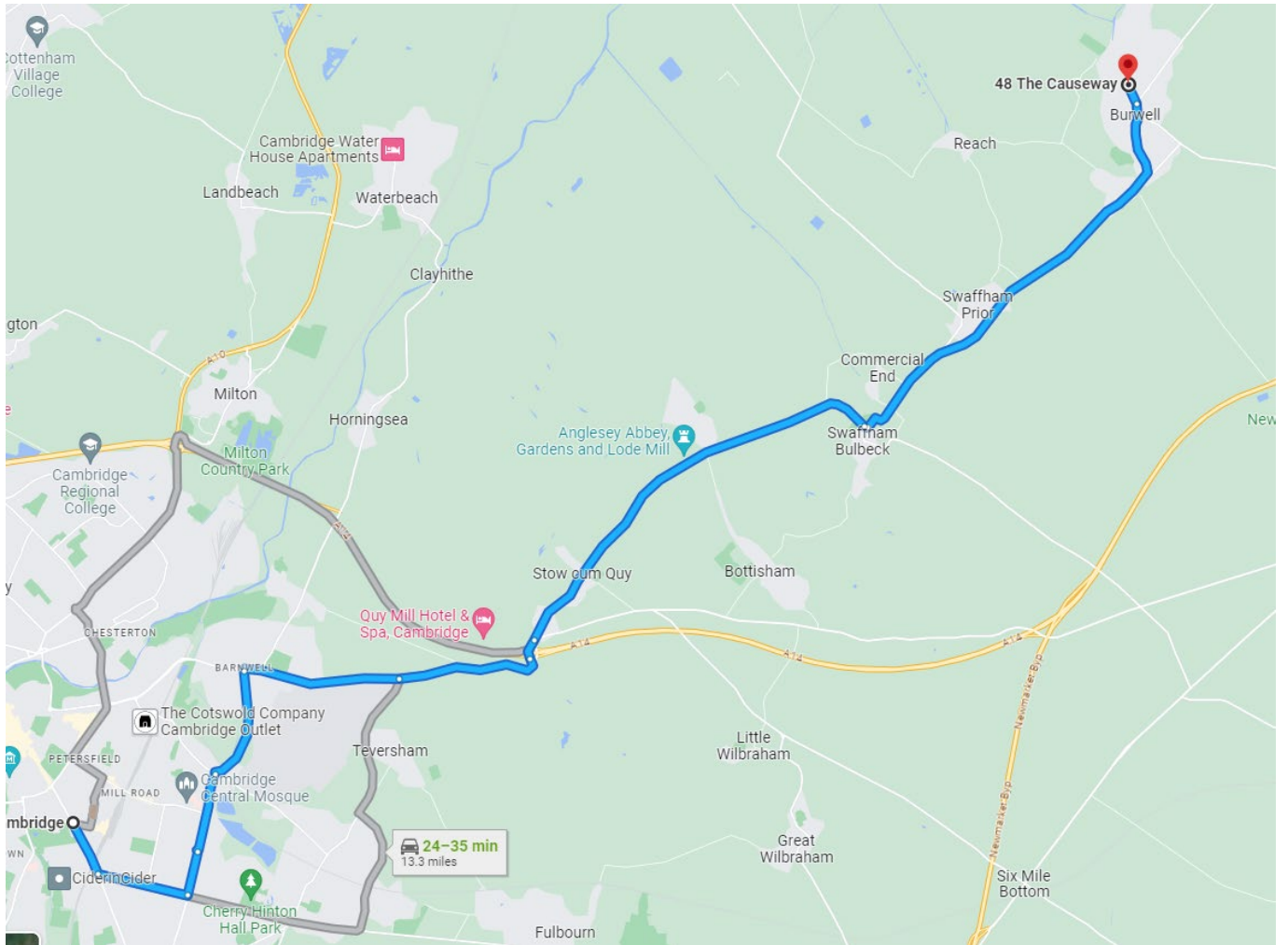


Main Access through Burwell to site:



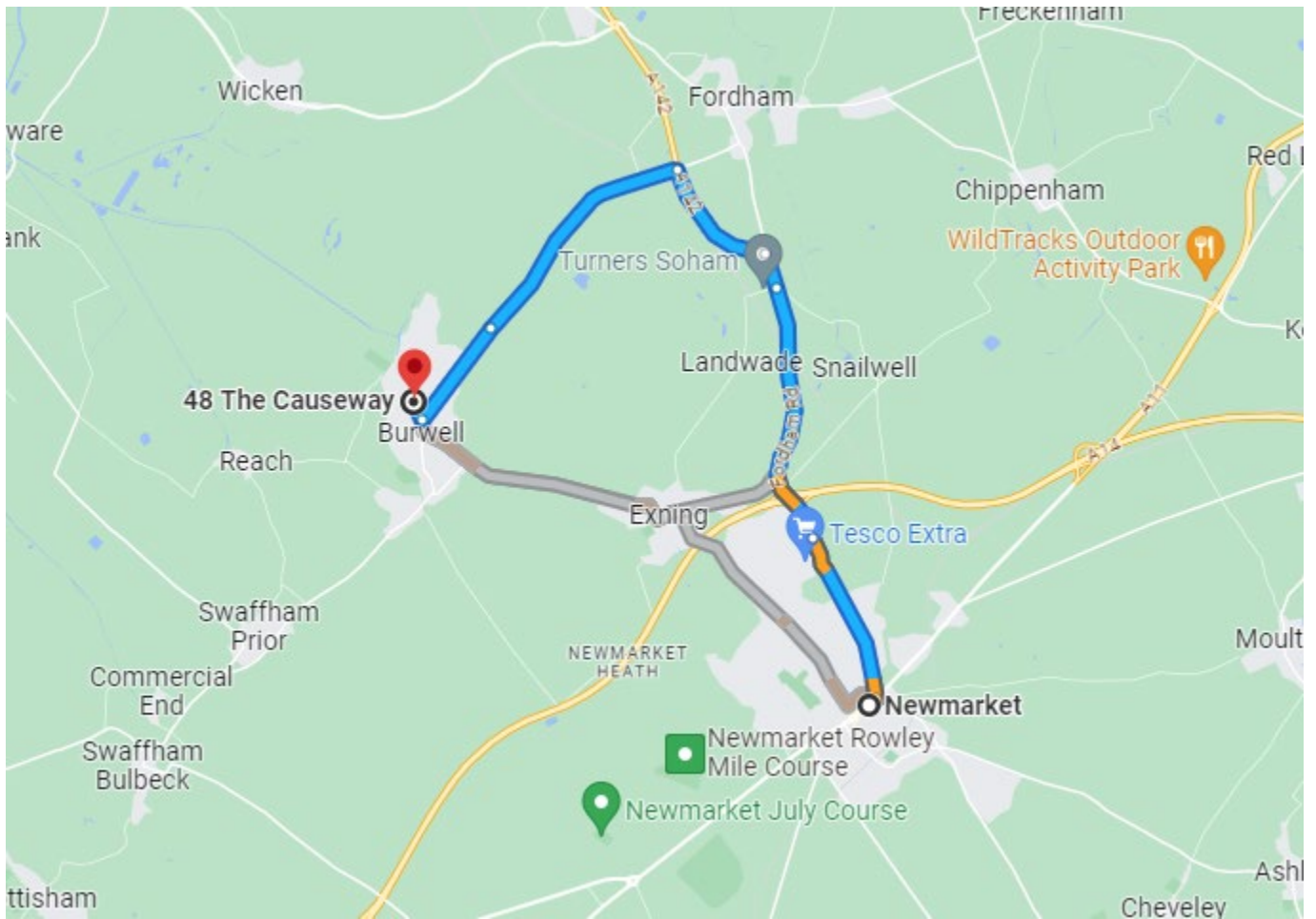


Access Route from Cambridge:



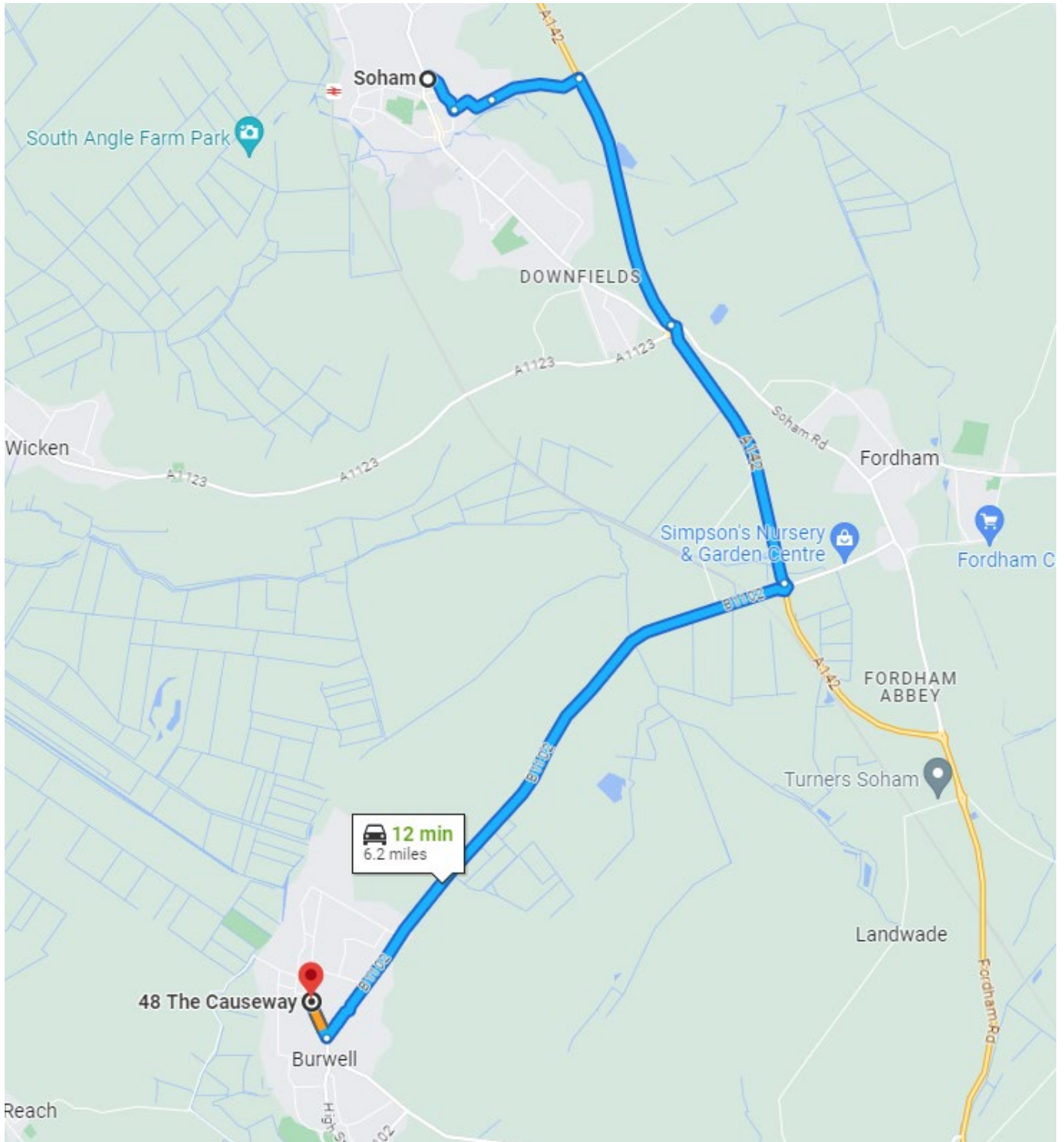


Access Route from Newmarket:





Access Route from Soham:





Conclusion

The Construction Environmental Management Plan, once approved, will be adhered to throughout the construction period for the development.



Appendix A

Blue shaded areas indicate contractor amenity space

Green shaded areas indicate material storage areas

Yellow shaded areas indicate temporary contractor parking

