

**COSTA DRIVE THROUGH WITH ASSOCIATED EXTERNAL WORKS AND EVC PARKING
AT SNARGATE STREET, DOVER**

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

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Rev. A

Date: November 2023

By: MB for CLArchitects

1. INTRODUCTION

1.1 OVERVIEW

This Construction Environmental Management Plan (CEMP) has been prepared to discharge planning condition No. 6 of the application permission reference 22/00830 for Erection of a building for use as a coffee shop with drive-through facility, EVC spaces, bin storage, fencing, retaining wall, transformer and switchboard (existing buildings and walls/steps demolished) on the land of 101 Snargate Street, Dover, CT17 9DA.

1.2 OBJECTIVES

- Enhance safety
- Reduce congestion
- Protection of wildlife
- Protection of trees

1.3 SITE CONTEXT

The proposed site is situated within the Dover District planning authority.

The site is located along Snargate Street. The access to the site is currently gained directly from Snargate Street.

The site currently comprises of a workshop and office building along with a separate shed, all of which are currently vacant.



Figure 1: Aerial view of the site (red dot)

1.4 STRUCTURE

This Construction Environmental Management Plan details the following:

- Site set up
- Construction
- Vehicle routing and deliveries
- Distributing, Updating and Implementing CEMP
- Health and Safety

2. **SITE MANAGEMENT AND PROCEDURES**

Each element of the proposed development will include site management Arrangements and procedures to minimise disruption.

2.1 PROGRAMME

The project is due to start on 1st March 2024 with an estimated completion in September 2024.

2.2 WORKING HOURS

Monday to Sunday: 24 hours working

2.3 DELIVERY HOURS

Monday to Saturday: 8am to 4pm

2.4 SECURITY

Only authorized personnel will be allowed on the construction site.

Site agent to maintain visitors book and issue visitor's badges. All personnel will be required to sign in and out upon arrival and departure of site.

All access areas will be locked and checked to remain secure.

The site managers details will be available to deal with emergencies.

All those working on site to wear photo ID badges at all times, and generally to wear company branded jackets / hi-vis vests.

2.5 TEMPORARY TRAFFIC MANAGEMENT / SIGNAGE

Contractor's site signage to include information for all site traffic to park up at security / reception point at front of the site entrance within the confines of the Contractor's site and contact the site agent immediately to aid the construction traffic.

Site boards and signage to be maintained at the front of the site entrance facing Snargate Street to keep the public informed about the development. Details to include key programme dates and out of hours contacts.

Separate board with site rules and hazards to be clearly displayed by the site entrance.

All deliveries leaving the site to be accompanied by a banksman, all vehicles to leave site in forward gear.

2.6 CLEANLINESS

All site areas and access routes to be kept clean and tidy throughout the works.

Snargate Street and the entrance to the site to be kept clear of debris and cleaned regularly as necessary to avoid any mud / debris on the highways.

3. **SITE SET UP AND SECURITY**

3.1 LOADING AND UNLOADING

All loading and unloading of all plant and materials will take place within the area hatched in red on the plan above.

All orders for the bulk materials to be planned ahead and to include details that no waiting / queuing is permitted on Snargate Street.

No loading / unloading or queuing along Snargate Street will be allowed and therefore, the area set out will not interfere with the normal flow of the highway network.

Audible warning systems will be fitted to vehicles that need to reverse.

3.2 CONSTRUCTION OPERATIVES

Designated site office with staff amenity area as indicated in orange on the above plan.

Staff will be instructed to use public transport and encouraged to car share. The staff will be instructed not to park their vehicles on Snargate Street.

3.3 SITE PARKING AND TURNING AREAS FOR THE CONSTRUCTION TRAFFIC

Designated parking areas for site operatives and visitors have been set out as per the above plan, along the western site boundary.

All vehicles, both site operatives' and deliveries will be required to turn on site to leave the site in forward gear. No reversing onto the highways will be permitted.

3.4 STORAGE OF PLANT, MATERIALS AND OPERATIVES' VEHICLES

All materials and plant will be safely stored within the site boundaries in dedicated areas set out by the Contractor.

Stockpiles for contaminated materials must be on an impermeable surface and in a bunded area to prevent run-off. Any contaminated material will be removed off site immediately by an approved and licence operator.

Materials will only be delivered to site when required. All deliveries will be directed to site by a banksman to avoid crossover between the delivery vehicles and public.

Plant will be stored securely on site at the end of each working day.

Storage of plant and materials to be located, as far as reasonably possible, in locations to limit the environmental impact of all the plants, trees and shrubbery with the site.

3.5 SITE BARRIERS

The site will be enclosed by 2m hoarding along the whole length of the site on Snargate Street.

The site will have one primary entrance via a pair of solid gates off the existing crossover with Snargate Street. The gates will remain in place until completion of the works.

The hoarding panels will be enclosed, maintained and kept clean for the duration of the project.

Hoarding mounted site signage will be installed facing Snargate Street.

Noticeboards will be erected which will display the site rules.

A pedestrian entrance to the site will be access controlled at all times to prevent unauthorised access.

3.6 MEASURES FOR LAYING OF DUST, SUPPRESSION OF NOISE AND ABATEMENT OF OTHER NUISANCE ARISING FROM CONSTRUCTION WORKS

Following methods will be followed to control site nuisances:

1. A jet wash to be provided to clean down vehicle wheels and underside if required before they leave site and enter the highway to prevent excess debris from site entering the highway. A banksman will be controlling the entry and exit of vehicle to site from Snargate Street, who will also ensure the vehicles are suitably clean for the road, and to also check the road by the entrance and wash down, clean up any site debris that has entered the highway.
2. Effective netted screens around dusty activities.
3. Suitable water supply available at all times on the site.
4. Wet cleaning methods as dust suppression wherever possible.
5. Minimize duration of dust and noise generating activities.
6. Retain stockpiles of material and for waste shortest duration possible.
7. All site skips to be covered.
8. Netting to be kept clean using wet methods.
9. Ensure no site run-off of water or mud.

3.7 ON-SITE TURNING FOR CONSTRUCTION VEHICLES

Space is to be allocated opposite the entrance gate for turning of construction vehicles.

3.8 MEASURES TO PROTECT ANY TREES, SHRUBBERY AND OTHER LANDSCAPE FEATURES TO BE RETAINED ON SITE DURING THE COURSE OF DEVELOPMENT

All works to be carried out in strict accordance with the Landscape and Ecological Management Plan and Arboricultural Method Statement. Before works commence the tree protection measures will be installed in the affected areas and a site meeting held between the site manager, consulting Arboriculturalist and tree officer. In particular, prior to the commencement of any demolition, a two metre high solid temporary fence is to be installed in front of the cliff face to protect any bats residing in the caves from noise and disturbance.

4. HEALTH AND SAFETY AND ENVIRONMENTAL IMPACT

The main contractor will be required to appoint an independent health and safety advisor, and to conduct regular Health and safety and Fire Safety audits.

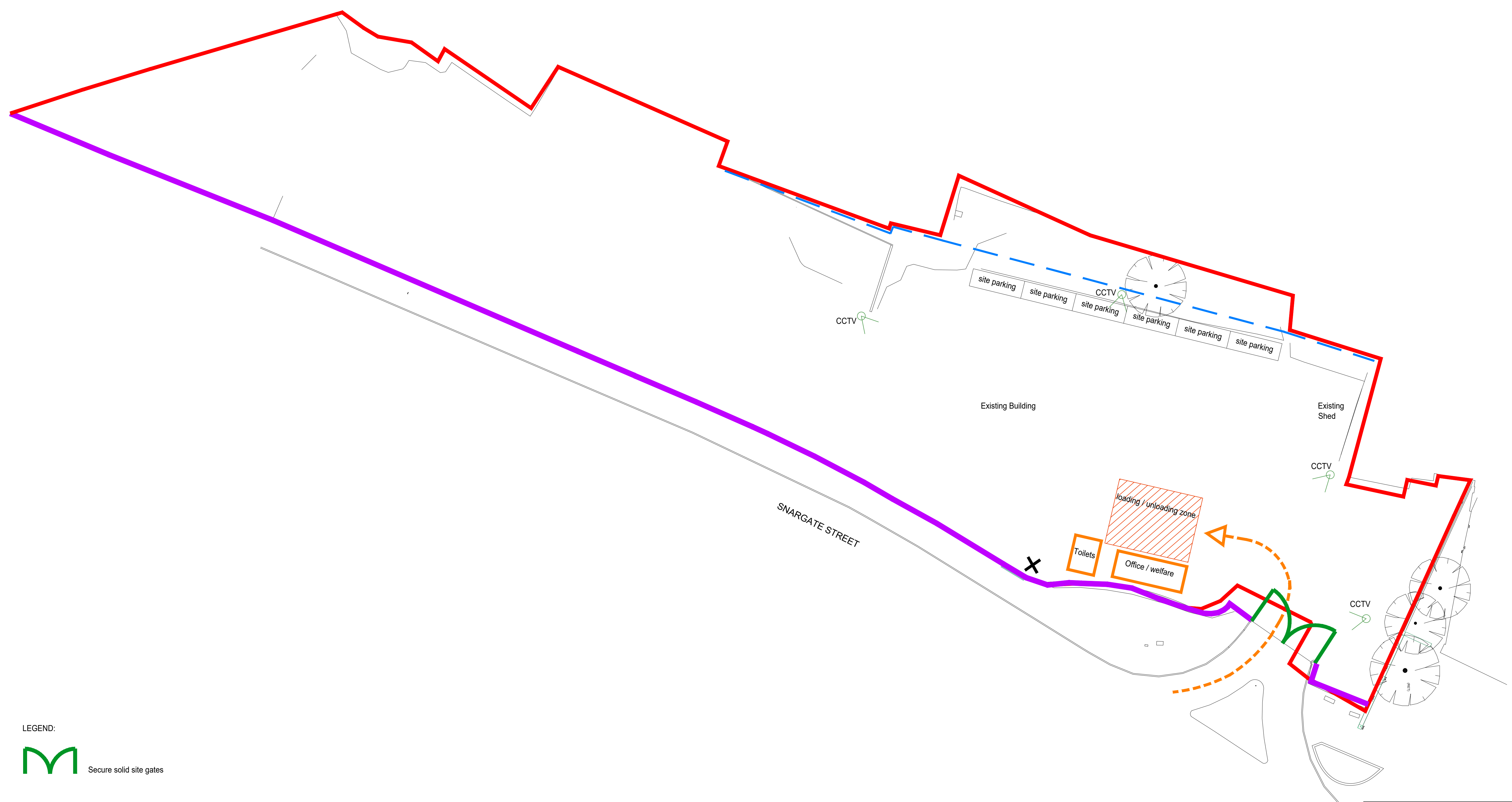
The contractor to ensure adequate drainage is available throughout the works.

Best practice to be observed in the control of airborne pollution, noise, dust and debris.

Best practice management of water resources to be employed throughout.


Do not scale this drawing
 Architects to be informed of all discrepancies in dimensions
 Contractor to check all dimensions on site
 © This drawing is copyright

Revision	Date / Details	Revised by
T1	27/10/2023 Tender issue.	MB
T2	29/11/2023 Herras fence omitted. Extent of hoarding increased along Snargate St.	MB




LEGEND:

 Secure solid site gates

 Contractors hoarding painted blue along the whole length of the site, exact colour TBC.

 Site boundary

 Contractor to install a temporary solid fence / hoarding along the cliff face as the security barrier from any objects falling from the cliff.

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Project Title			
Costa Drive Thru Snargate Street, Dover			
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Costa Drive Through - Snargate Street Dover