

# CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR PROPOSED RESIDENTIAL DEVELOPMENT AT THE GROVE, WESTGATE-ON-SEA

Prepared by CDP Architecture Ltd

On behalf of Mr G Clarke

831:CEMP-P2 Nov 2023

# **1 Introduction**

## **1.1 Purpose of the Construction Environmental Management Plan (CEMP)**

The CEMP describes the process of minimising the impact of the construction activities associated with the development on the surrounding community, both for the construction on site and the transport arrangements for servicing the site, as required by Condition 5 of Planning approval F/TH/21/1948.

This plan describes how impacts associated with the proposed works will be mitigated and managed within the vicinity of the site as well as reducing possible congestion on the adjoining road network.

Condition 5 of the approval requires a Construction Environmental Management Plan (CEMP) to be submitted and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan is to include the following details:

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage
- (f) Measures to control noise affecting nearby residents
- (g) Dust control measures
- (h) Access arrangements
- (i) Wheel washing
- (j) Light control measures
- (k) Hours of construction
- (l) Pollution incident control measures
- (m) Site contact details

## 2 Site Information

### 2.1 Contact Details

Site Address: 4 The Grove, Westgate on Sea, Kent CT8 8AS

Site contact; Mr G Clarke

Telephone: 07973 396004

Email: clarke234@btinternet.com

### 2.2 Site Location

The site is located adjacent to the junction of Canterbury Road to The Grove, Westgate on Sea.



Aerial view of site

### 2.2 Site Description

The site is located on land adjacent to Eccleston, 4 The Grove, Westgate on Sea and is for eight dwellings with associated car parking and landscaping.

The site includes a number of existing trees that are to be retained within the planning approved layout, These trees are to be protected for the duration of the construction works. Refer to drawing 831-P100 under section 2.3

The main area of the site is flat but rises gently toward the south towards Canterbury Road.

The construction site will be accessed directly from Canterbury Road (A28), a two lane dual carriageway with 40 mph speed limit, via an existing enlarged vehicle access point on the easterly direction carriageway toward Margate. No vehicle access to the site will be available from The Grove and there is no access available from the Canterbury Road westerly direction carriageway.

Canterbury Road includes street lighting columns in the vicinity of the site.

Traffic lights are located 150m to the west of the site at the junction of Canterbury Road to St Mildreds Road (north) and Minster Road (south).

Existing boundary walls extend the length of the southern and eastern boundaries and fencing extends the length of the western and northern boundaries. A new boundary fence is to be installed to define the site from the existing Eccleston garden.

## 2.3 Site Layout



Drawing 831:P100-P1

The existing access from Canterbury Road is to be enlarged to allow construction traffic and the access point will be utilised as part of the arrangement for the completed scheme.

Existing site boundaries will be supplemented with additional herras fencing or hoarding to ensure at least 1.8m height boundary protection is maintained.

During construction the boundary fencing to the vehicle access will be set back from the footway sufficiently to ensure all proposed construction and delivery vehicles are able to safely leave the carriageway and stop before entering the site area without obstructing the existing road or footway. Separate gates for vehicles (Gate 1) and site personnel (Gate 2) will be provided with a separate path for pedestrians within the site to access the site compound. Vehicle access Gate 1 will be opened to allow the passing of vehicles only.

The ground rises to the proposed site access and wheel wash facilities will be provided at the site entrance marked Gate 1 in order to minimise the transfer of dust and other materials from the site to the Canterbury Road carriageway. All vehicles will be banked on and off site.

The proposed road within the site will be utilised for site construction and delivery vehicles access and turning to ensure all vehicles entering and leaving the site do so in a forward gear. Under no circumstances will vehicles be allowed to reverse onto Canterbury Road.

## **2.4 Deliveries**

All deliveries are to be planned and the site notified before vehicles reach site to provide early notice of their arrival. All vehicles entering and leaving the site to be banksman assisted and no vehicles will be allowed to stop on Canterbury Road at the site entrance and block the carriageway.

Traffic management signs will be placed along the Canterbury Road roadside leading to the site to provide early awareness for motorists and road users that they are approaching a construction site entrance.

All materials for the project will be loaded and unloaded on-site.

## **2.5 Working Hours**

Working Hours 8am to 6pm Monday to Friday and 8 am to 1 pm Saturday.  
HGV deliveries to site will be between the Hours of 8 am and 4 pm.  
No Sunday or Bank Holiday working will be permitted.  
Any noisy activities will be strictly between the permitted hours only.

## **2.6 Dust Control Measures**

The level of dust will be monitored by the contractor and appropriate measures implemented to maintain dust emissions at or below acceptable levels. Such measures will include;

- Washing down of surfaces and suppressing dust from waste stockpiles with water
- Use water or a ventilation system to suppress dust when using cutting equipment
- Sheeting of waste materials when loaded onto lorries or into skips
- Minimise stockpiles of waste and reduce delays to removal off site
- Restrict vehicle speeds at the site access and on site
- Washing tyres before leaving site
- No bonfires on site

Ongoing dust monitoring will be undertaken along the site boundary to Canterbury Road.

## **2.7 Recycling and Waste Management**

During Construction specific materials are to be segregated into separate skips – Inert – Wood – Metal – Plastic – Plasterboard with aerosol and paint containers disposed within an allocated wheelie bin for collection by a waste management provider directly from site.

Any inert spoil from excavations that is surplus to requirements to be transported from site by a licenced carrier to an approved facility.

## **2.8 Noise Control Measures**

The potential for disturbance will be minimised by limiting the hours during which site activities likely to create high levels of noise or vibration are undertaken.

The potential for noisy activities at the site will be reduced where possible through the use of off-site construction techniques to include manufacturing timber frame structures off site with the on-site assembly also reducing the overall construction time as well as contributing to less waste generation.

No on-site activities will result in 80db being exceeded at a neighbouring property. In order to achieve this, the noise mitigation during construction works will where necessary and practical include;

- the use of hoarding as acoustic screening
- maximise use of 'quiet'/ noise-suppressed plant
- activities positioned for minimum disturbance to neighbouring properties
- shutting down equipment and vehicles in intervening periods between usage.

## **2.9 Lighting Control Measures**

On site task lighting will not be in operation outside stated working hours.

The site compound will be subject to security lighting along with roadside hoardings. This lighting will not be emitting onto neighbouring private property. Any security lights on site will be activated by a sensor and located in a position resulting in the least impact for any nearby residents.

## **2.10 Pollution Incident Control**

The construction team will maintain a robust site Environmental Management policy;

- Site to be monitored regularly by Site Management
- Materials to be stored correctly and away from any receptor with Spill Kits available on site.
- Road and footpath to site to be kept clean and existing drains and gullies to be kept clear of waste
- Adhere to the noise and dust control measures within the CEMP.
- See section 2.1 for Site Contact details.

## **3 CEMP Compliance**

The agreed contents of this Construction Environmental Management Plan must be complied with unless otherwise agreed with the Local Authority. The construction team shall work with the Local Authority to review this Construction Environmental Management Plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Local Authority and complied with thereafter.