

Construction Environmental Management Plan

3 River View
Chadwell St Mary
Grays
Essex
RM16 4DH

Prepared on behalf of
Mr Sherriff

Ref: 1300
January 2024

SITE ADDRESS
3 River View
Chadwell St Mary
Grays
Essex
RM16 4DH

DESCRIPTION OF WORKS

Demolition of the existing garage and the construction of a two storey terrace of 3 x 3 bedroom dwellings and 1 x two storey 3 bedroom detached dwelling with access drive, parking and landscaping.

WORK PROGRAMME

Submit application for discharge of planning conditions to Thurrock Council Planning department	January 2024
Erect site hoardings/heras fencing	March 2024
Excavate and pour foundations for the new dwellings	May 2024
Construction external walls and roofs	July 2024 - December 2024
Complete internal fit out	March 2025
Complete external works and landscaping	June 2025 - July 2025

HOURS OF OPERATION

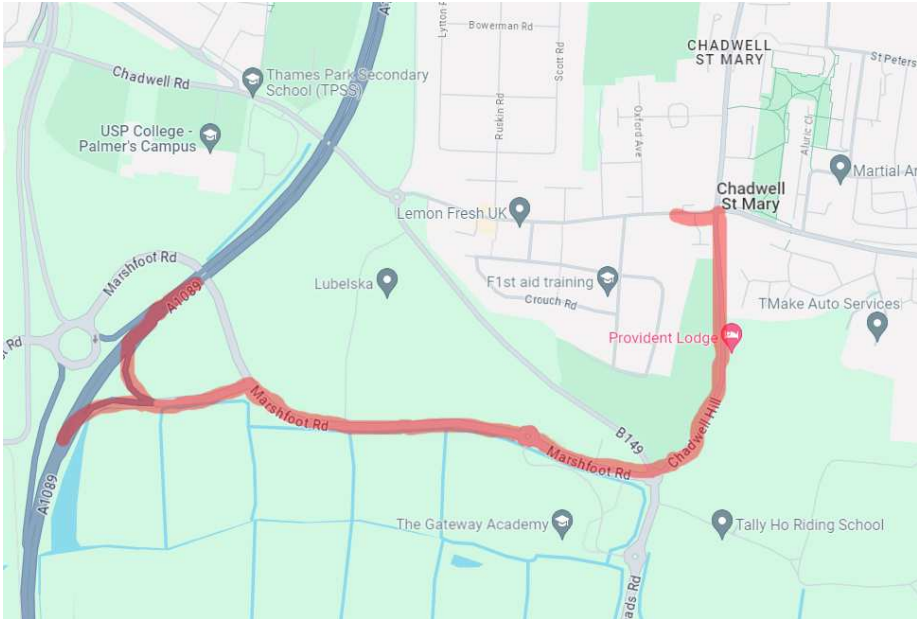
Monday - Friday	08:00 - 18:00
Saturday	08:00 - 13:00

ROUTING OF DEMOLITION, EXCAVATION AND CONSTRUCTION VEHICLES

The main connection road to the site is the A13 via A1089, A126 (Dock road) and East Thurrock Road.

VEHICLE ROUTING

Contractors, delivery companies and visitors will be made verbally aware that the A13 via A1089 is the designated route to the site. (Highlighted red on the road map).



SITE ACCESS

The existing hardstanding that will be the proposed car park at the front of the site will be utilised for on-site parking. Access and parking for vans and cars will be via the existing access road as indicated on drawing 1300B/01P5. The vehicles will reverse into the access road and leave in forward gear. Vehicles should not wait or stack on the borough's roads. Materials will also be stored within this hard standing area and in the container indicated on drawing 1300B/03.

VEHICLES VOLUME AND CALL UP PROCEDURE

The development is 4 houses. The vehicle numbers in completing this development will be minimal. It is anticipated that during the main construction phases there would be no more than 1 - 2 lorries visiting per day and 1 - 2 sub-contractors vehicles. Delivery vehicles will be restricted to between 09.30 and 15:00 during term times. Delivery vehicles will be managed to prevent obstructions on the highway.

Onsite parking is limited to 6 vehicles. Site operative and sub-contractors will share vehicles whenever possible.

Delivery vehicles will be given a set time to arrive. Trained staff must assist when delivery vehicles are accessing the site.

Wheel washing facilities will not be required as the car parking area is existing, but a pressure washer will be provided on site should it be required. It will be the main contractor's responsibility to ensure that mud and debris originating from the site is not deposited on the public highway.

A road condition survey shall be carried out prior to commencement and completion of the development, with a Thurrock Council representative. The remediation of any defect on the Highway that is attributed to the construction phases will be funded by the client.

The site can be registered with the Considerate Constructors Scheme.

The Code consists of the following eight sections, Considerate, Environment, Appearance, Good Neighbour, Respectful, Safety, Responsible and Accountable.

When monitoring, the Scheme considers all those involved in the construction process, from the local authority and the client, to the operatives and delivery drivers. The Scheme is concerned about any construction activity that may have a direct or indirect impact on the image of the industry as a whole. These areas of concern fall into three main categories:

- The neighbourhood and general public
Registered sites and companies should do all they can to reduce any negative impact on anyone affected by their work and they should aim to leave a positive impression on their neighbours.
- The workforce
Registered sites and companies should do all they can to be a considerate employer. They should provide clean and appropriate facilities for those who work for them. Facilities should be comparable to those provided in any other working environment.

- The environment
Registered sites and companies should do all they can to reduce any negative effect they have on the environment. They should work in an environmentally-conscious and sustainable manner.

A notice will be placed on site informing the local residents of the agreed working hours and the name and telephone number of the principle developer who can provide further information and deal with any complaint or emergencies that may arise.

Controlling Pollution – Dust, Vapour and Noise

The developer and contractor will follow Thurrock Council's environmental health guidance for 'Controlling pollution (Dust vapour and noise) from construction sites'. This would include the following procedures;

- Use handling methods that minimise the generation of air borne dust.
- Keep handling areas clean and free from dust.
- Use enclosed or sheeted vehicles for transporting dusty materials and aggregates.
- Damp down materials using water when loading from or onto vehicles or into skips.
- Fine dry materials will be stored in buildings or enclosures or given adequate protection from the wind.
- Cutting and sanding equipment to be fitted with dust suppression or collection equipment.
- Wash and damp down whenever necessary.
- Damp sweep using a fine mist and avoid dry sweeping where every possible.
- Burning of material on site will not be permitted
- Close monitoring of the potential for nuisance to neighbouring properties.
- Maximise the use of equipment that will avoid local pollution. Wherever practically possible electrically operated tools will be used in place of petrol driven ones.
- Machines with intermittent use will be shut down or throttled down to a minimum when not in use
- Vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers. The contractor will ensure that all plant complies with the relevant statutory requirements.
- Wherever practically possible use Modern Methods of construction (MMC) will be used, incorporating both off-site construction techniques and innovative on-site technologies. The adopted building techniques for the proposed development will aim to minimise the environmental impact through a reduction of deliveries, reducing on-site storage and increasing the efficiency and quality of construction.

Protection of Residents Amenities and Safety

The Health and Safety Executive are responsible for enforcing Health and Safety legislation on demolition and construction sites. The contractor will contact the Health and Safety Executive for advice.

The contractor will ensure that the following measures and procedures are adhered to on site,

- Construction work shall not be carried out before 8.00am or 6.00pm on Monday to Friday or before 8.00am or after 1pm on Saturdays and not at any time on Sundays or Bank Holidays.
- The existing access road will be utilised to prevent mud and spoil being deposited on the public highway, it will be used at all times for the delivery of materials.
- The requirement for security lighting is not anticipated. Should security lighting be required, it will be aligned in such a manner as to avoid glare that would affect local residents.
- Regarding unforeseen contamination, a watching brief will be kept and if any such contamination were to be encountered. The LA will be notified and a risk assessment and remediation strategy will be carried out and submitted to the LPA for their approval.

To ensure that the proposed development does not prejudice the appearance of the locality and to protect the amenities of the nearby residents,

- No additional windows or other openings shall be inserted into the flank elevations of the approved development as annotated on drawing 1300B/01P5, without first obtaining the written permission of the Local Planning Authority.
- No fences, walls or other means of enclosure other than those annotated on the approved drawing 1300B/01P5 will be constructed anywhere within or around the site.
- No formation of hardstanding or surfacing works other than those indicated on the approved drawing 1300B/03 without the requirement for additional planning approval from the Local Planning Authority.
- Prior to the occupation of the development the proposed parking area as indicated on the approved drawings shall be implemented in strict accordance with details annotated on drawing 1300B/03. The parking will be made available for use prior to the commencement of use of the dwellings. They will be used for the parking of vehicles associated with the permitted development only and for no other use than the parking of vehicles.
- The landscaping scheme indicating fences, walls and other means of enclosure and proposed landscaping shall be implemented in strict accordance with the details annotated on the approved drawing WA/RV/1. Any tree, shrub or hedge planting removed, damaged or defective, within five years of planting, will be replaced by the developer or the successors in title, with as species of the same type, size and in the same location as those removed, in the first available planting season following removal.
- The materials used in the construction of the approved development will be in accordance with the details annotated on drawing 1300B/01P5.

Site Waste

A highly responsible approach will be taken in managing all resources in the redevelopment from a brownfield site. The land itself represents a highly valuable resource. The regeneration of the site responds to both the site itself and the wider context of the local and national planning policy frameworks.

As set out in the LDF policy CSTP29 and CSTP31, the proposed development will minimise the waste at source and maximise the use of recycled materials through a range of approaches.

- From the outset, even the remaining demolition waste will be used on site where ever possible, with a target of 90% waste to be reused or recycled. A separate storage areas for materials that can be recycled will be provided, with the possibility for the reuse of recycled materials within the local community.
- During construction a Waste Management Plan will be in place to maximise the opportunities for the minimisation, reuse and recycling of waste materials. Separate skips and receptacles will be provided for recyclable waste. Active wastes will be taken to landfill where they will degrade.
- Any waste that cannot be recycled, will be sent to a licensed Waste Management Contractor, who will be best placed to decide its destination. The contractor will be required to keep records to ensure compliance.
- A target of 10% by value of materials will be from used or recycled materials. Specific examples of how this target could be met are the use of waste aggregates, cement replacement products for the concrete and materials with a high recycled content.
- The local economy can benefit from the development by using local suppliers, materials and labour. 40% of materials by weight will be from within 30 miles of the site, where it does not conflict with other sustainable targets.
- The life cycle of the materials will be considered to ensure that the materials are robust and of the highest possible quality.
- No timber will be obtained from tropical sources. All timber will be certified by the FSC (Forestry Stewardship Council).
- The development incorporates facilities for the recycling of household waste, which will enable domestic recycling targets to be met.