


Princess Yachts Ltd

Sea Wall and Marine Structures - Unit 3 Repairs

Construction Environmental Management Plan

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Contents

1. Introduction	3
1.1. Background	3
1.2. Site Location & Project Description	3
1.3. Objective of this CEMP	4
1.4. Roles & Responsibilities	4
2. Construction Environmental Management Plan	5
2.1. Ecology	5
2.2. Dust, Noise & Vibration	5
2.3. Waste	7
2.4. Vehicles	8
2.5. Flood Risk & Drainage	8
2.6. Site Notice	8

1. Introduction

1.1. Background

1.1.1. This Construction Environmental Management Plan (CEMP) has been prepared by Bailey Partnership on behalf of Princess Yachts (the applicant) in support of the application for works at Newport St, Stonehouse, Plymouth PL1 3QG

1.1.2. The two full planning applications can be summarised as follows:

“Part demolition of Unit 3 and the erection of new external elevations to the remaining building.”

[and]

“Essential repairs to the seawall and associated sea structure.”

1.2. Site Location & Project Description

1.2.1. The application site is known as Princess Yachts Newport St, Stonehouse, Plymouth PL1 3QG” and is herein referred to as the “site”.

1.2.2. The site that is Princess Yachts occupies the land on each side of Newport Street, which is no longer an adopted highway, and is accessed from Durnford Street. The building complex on the northern side of Newport Street contains units 1, 3 and 6 with a link building. Along the Stonehouse Creek elevation these are supported off the quayside and the precast concrete quay structure.

1.2.3. No part of the site is a listed structure and the site falls outside the nearby Conservation Area.

1.2.4. The site falls within Flood Zone 3, the area with the highest probability of flooding. The site is also located within a Critical Drainage Area.

1.2.5. The site is predominantly surrounded by hard surfacing with surface drainage into the creek..

1.2.6. The site is situated in close proximity to Plymouth’s City Centre (1.3km), which benefits from a number of different transport modes, including rail

(1.7km), coach (1.1km) and further bus services (Royal Parade 800m) offering wider connectivity to all areas of Plymouth and its hinterlands.

1.2.7. The key elements to the proposed development are as follows:

- Demolition of the link building to facilitate access to the rear face of the sea wall.
- Repair the stone sea wall.
- Repair the Precast Concrete jetty
- Make good the existing buildings where exposed by the demolition work required to provide access to undertake the repairs itemised above.

1.3. Objective of this CEMP

1.3.1. This CEMP provides the details of the measures that will be implemented to avoid, minimise or mitigate the construction impacts on the environment at the development site and the surrounding area.

1.3.2. The recommendations as set out within Plymouth City Council's Code of Practice for 'Control of Pollution and Noise from Demolition and Construction Sites' will be adopted for the works. The Code of Practice has formed the basis of this CEMP.

1.4. Roles & Responsibilities

1.4.1. Roles and responsibilities for the project will develop as the project progresses. At this early stage of the project, a construction project team is yet to be assembled.

1.4.2. Once appointed, the Project Manager will be responsible for ensuring that this CEMP is implemented and that all project personnel are aware of the contents of this CEMP and understand their role in fulfilling the project's obligations.

2. Construction Environmental Management Plan

2.1. Ecology

Protected Species:

- 2.1.1. No known protected species have been identified on site and so there will be no protected species affected by the works.
- 2.1.2. Any discovery of unexpected protected species will be reported to Ecological Surveys Ltd, Ecologists for their comments and advice, as the appointed ecologists.

Trees:

- 2.1.3. There are no trees in the area of the proposed works.

2.2. Dust, Noise & Vibration

Noise:

- 2.2.1. Working hours for noisy works will be as per those set out within Plymouth City Council's Code of Practice for 'Control of Pollution and Noise from Demolition and Construction Sites'. Noisy works are to be limited as follows:
- Monday to Friday: 8am to 6pm
 - Saturday: 8:30am to 1pm.
 - Notwithstanding any works detailed as out of hours, the works shall only take place between 8:00am and 5:00pm Monday to Friday.
 - There will be no working Sundays, Bank holidays or Public holidays.
- 2.2.2. Reasonable steps will be undertaken to reduce as much noise as reasonably practicable. This will include the following:
- Noisy plant and equipment to be situated as far as is practicable from adjacent buildings;
 - Throttle down or turn off machinery when not in use;

- Where possible use modern, quiet and well-maintained equipment and fit effective exhaust silencers to vehicles and mechanical plant;
- Erect acoustic enclosures around essential, continuously running noisy equipment;
- Careful material handling such as lowering rather than dropping items;
- Considerate siting of loading/unloading areas;
- Controlling the opening of site gates;
- Erecting fencing or hoarding around the site; and
- Avoiding unnecessary noise (such as shouting, loud radios or excessive revving of engines) through effective site management.

Vibration:

- 2.2.3. As recommended in Plymouth City Councils, Construction Code of Practice (CoP), demolition works are to be carried out between 8am - 6pm Monday - Friday & Saturdays 8.30am to 1pm. There will be no working Sundays, Bank Holidays or Public Holidays.
- 2.2.4. Screw pile foundations are to be utilised to avoid use of conventional impact hammers and to minimise the degree of vibration through soil displacement rather than compaction.
- 2.2.5. All works to adhere to BS 5228-1:2009 Code of practice for noise and vibration control on construction and open sites. Noise (+A1:2014)
- 2.2.6. There are minimal works to be carried out as part of the works that would result in an excessive amount of vibration.

Dust:

- 2.2.7. There is the potential for dust emissions to arise during the works. This will be predominantly linked to the earlier construction and minor demolition phase of the works.
- 2.2.8. Dust and other air pollution will be managed through using best practice procedures and good site management.
- 2.2.9. The following mitigation measures will be adopted as part of the works:

- Minimising dust producing activities;
- Plant will be well maintained and measures taken to ensure that plant is not left running for long periods when not in use;
- Stockpiling will be limited and be dampened down and covered especially during periods of dry weather when dust is more likely to occur;
- Vehicles carrying dusty materials will be sheeted;
- Regularly sweep and water spray hard standings;
- Regular damping down of surfaces during dust producing works;
- Screening of buildings likely to be affected by dust; and
- All fuels will be stored in secure, sealed, labelled containers to prevent the escape of fumes.

2.3. Waste

- 2.3.1. Waste for the works will be bagged up and taken off site at the end of each working shift, unless prior written arrangements are made with the Contract Administrator.
- 2.3.2. Waste is to be stored on site within the confines of the existing property, or otherwise within a covered skip. This will prevent loose materials being blown off site during windy periods.
- 2.3.3. Care will be taken to ensure that all waste materials are stored away from drains (foul and surface water) to ensure that contamination does not occur. Bunds and drip trays will be utilised. Care will be taken to ensure that no material arising from the demolition of the buildings falls into Stonehouse Creek.
- 2.3.4. Waste will be minimised through design (to prevent over ordering) and through recycling and reuse of waste materials where possible.
- 2.3.5. Spill kits, retained on site, will be used in the event of spillage.

2.4. Vehicles

- 2.4.1. Traffic to the site will be managed in order to minimise disruption to the neighbouring structures and ensure safety for neighbouring building users and pedestrians.
- 2.4.2. All materials will be delivered to the site and stored within the site compound.
- 2.4.3. Any mud/soil/spillage on the road caused by construction traffic will be cleaned and steps taken on and offsite to reduce its occurrence.

2.5. Flood Risk & Drainage

- 2.5.1. The development site is located within Flood Zone 3, the area with the highest potential for flooding as defined by the Environment Agency and National Planning Policy Framework.
- 2.5.2. There are no works being undertaken which would increase the reliance upon the existing drainage infrastructure for the site or that would worsen the flood risk for the site as evidenced in the Flood Risk and Drainage Strategy.

2.6. Site Notice

- 2.6.1. To ensure that neighbouring building users and pedestrians are aware of the ongoing works, site notices will be at a publically visible point at the entrance to the site.
- 2.6.2. The site notice will contain contact information for the developer's point of contact, including a full name, a contact telephone number and email address.
- 2.6.3. The point of contact will respond promptly to any enquiries that are raised in regard to ongoing construction works.
- 2.6.4. The site notice is to be retained for the duration of the construction works.