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Construction and Environmental Management Plan

For:

Erection of detached dwelling on land at rear of 26 Copthorne Avenue with associated vehicular access from Knowle Road on land at rear of 26 Copthorne Avenue.

At:

26 Copthorne Avenue, Bromley BR2 8NN

Revision: A

Date: April 2023

Prepared by: Ashby Design Ltd

Client: Copthorne Developments

1.0 Introduction

This Construction and Environmental Management Plan has been prepared to satisfy the requirements set out in 'Condition 8' following the grant of planning permission for application ref: DC/23/01969/FULL1.

Condition 8 states the following:

No development shall commence on site (including demolition) until such time as a Construction and Environmental Management Plan has been submitted to and approved in writing by the local planning authority. As a minimum the plan shall cover:

- a) Dust mitigation and management measures.*
- b) The location and operation of plant and wheel washing facilities.*
- c) Measure to reduce demolition and construction noise.*
- d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-*
 - i. Rationalise travel and traffic routes to and from the site as well as within the site.*
 - ii. Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.*
 - iii. Measures to deal with safe pedestrian movement.*
 - iv. Full contact details of the site and project manager responsible for day-to-day management of the works.*
 - v. Parking for operatives during construction period.*
 - vi. A swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary.*
- e) Hours of operation.*
- f) Other site-specific Highways and Environmental Protection issues as requested on a case-by-case basis.*
- g) Details of any artificial lighting used during construction, which should be kept to a minimum and angled away from trees, woodland and hedgerows.*
- h) Confirmation that all holes, pits, etc will be covered overnight and at weekends to prevent animals such as hedgehog and badger falling in them and becoming trapped.*

- i) *The development shall be undertaken in full accordance with the details approved under Parts a-h.*

Reason: In order to comply with Policies 30, 31, 32, 69, 70, 72 and 119 of the Bromley Local Plan to ensure sufficient measures can be secured throughout the whole build programme in the interests of pedestrian and vehicular safety and the amenities of the area and in the interests of the wildlife and ecological value of the site.

This document should also be read in conjunction with the submitted site plan drawing ref: 470_23_DoC_PL1000_Construction Management Plan_Rev A

2.0 General Matters

2.1 - Timescale of Construction Work

Works are scheduled to commence on site during summer 2024 (subject to the discharge of pre-commencement planning conditions) with an estimated completion date towards the end of 2024 (approx. 32 weeks)

2.2 - Site Working Hours

Works are permitted between the hours of 07:30 and 17:00 from Monday to Friday and 07:30 to 13:00 on Saturdays.

There will be no working on Sundays or bank holidays.

2.3 - Site Manager

Mr Ray Love - Copthorne Developments

Telephone: TBC.

Email: ray.copthorne@yahoo.com

2.4 - Scope of Construction Works

A summary of the extent of construction works on site is as follows:

- Site clearance and demolition of existing garage to the rear of the land.
- Construction of 2-bedroom single storey dwelling.
- External works to include parking area, soft landscaping and cycle storage.

The site itself is relatively small and securely constrained. A private access road leads to the rear of the site off Knowle Road.

The site office will be located at 26 Copthorne Avenue and the designated delivery drop off point and wheel-washing facilities are all located within the site boundary at Knowle Road.

The site entrance gates are located at the end of the aforementioned private access road and further Heras fencing panels are situated closer to the public highway / footpath for safety.

3.0 Site Arrangements

3.1 - Traffic Management

- All deliveries shall be scheduled, and a time booked and allocated by the site agent.
- Deliveries entering the site will be seen on and off the site by a banksman, making sure timely and efficient offloading of delivers.
- Site personnel shall use secondary roads for parking at 26 Copthorne Avenue.
- To reduce vehicle movements around the site, personnel shall be encouraged to share rides and use public transport.
- The designated cycle area by 26 Copthorne Avenue shall also be established early within the build programme for personnel wishing to cycle to work.

3.2 - Loading / Unloading

All loading and unloading will take place to the rear of the site at Knowle Road and small deliveries to 26 Copthorne Avenue. There is sufficient room to park delivery vehicles off road for means of unloading which will have little to no impact on public roads.

3.3 - Storage of Materials

All materials for use during construction will be stored within the property (within an area to the rear of the property). Due to the small nature of the development, materials will be ordered in bulk and called off for delivery to site on a 'just in time' bases ensuring that delivery vehicles required are small and the area required for storage is not too large.

3.4 - Site Housekeeping

Copthorne Developments will ensure that a good housekeeping policy is always applied on site. This shall include, but not necessarily be limited to, the following requirements:

- All working areas to be kept in a clean and tidy condition.
- Open fires shall be prohibited.
- All necessary measures shall be taken to minimise the risk of fire.
- Waste is to be stored in designated and enclosed containers and removed at frequent intervals.
- Toilet facilities will be provided for all staff within the main house of 26 Copthorne Avenue.
- Wheels of all vehicles leaving site will be cleaned so that mud is not spread onto surrounding roads.

4.0 Environmental Impact

Throughout the contract, Copthorne Developments as far as possible / practicable mitigate the impact site operations caused to the occupants and buildings of the adjacent properties and also to the general public using local roadways and footpaths. This will be achieved by the following mitigation measures:

- Roads to be kept clear at all times by planning / controlling on site materials / plant delivery schedules and ensuring that no materials are stored outside the site boundary.
- Planning site operations to minimise control noise and dust that may impact neighbouring occupants and buildings.
- Providing / maintaining temporary pedestrian footpaths using secure Heras fencing to all site boundaries.
- Establishing an area for vehicle wheel washing and in addition to damped down site areas prior to sweeping to reduce airborne dust.

- During the demolition period, suitable measures will be taken to prevent the deposition of mud and dirt onto public roads and to prevent the propagation of dust from the site.
- Any artificially lighting to be sensitively positioned to mitigate impact on trees, woodland & hedgerows.
- All holes/pits left overnight and weekends to be covered to prevent animals from fall and trapping.

4.1 Dust Mitigation and Management

The greatest potential for dust emission is works of minor demolition. However, the minor demolition proposed by the development is very limited in scope. It relates to demolishing the garage to the rear of 26 Copthorne Avenue accessed from Knowle Road.

Dust from the construction will be minimised by keeping the cutting/grinding of materials on site to a minimum. Where cutting or grinding is unavoidable, equipment and techniques to minimise dust will be used.

All land clearing activities will be damped down using water suppression. Where appropriate drilling and excavation surfaces will be wetted. During dry conditions, debris piles will be kept watered as necessary so that no dust nuisance may be caused.

The following mitigation measures will be adopted, where practicable, to reduce and manage dust and other emissions from site activities and minimise disruption or nuisance to neighbouring occupiers:

Site preparation and construction

- Keeping fencing, barriers, scaffolding and screening clean.
- Construction areas to be kept clean and regularly swept to prevent the build-up of dust.

Haulage routes, vehicles and plant

- Unnecessary vehicle movements and manoeuvring will be avoided.
- Location of plant and vehicles will be kept away from the site boundaries where practical to prevent dust issues with the public or the local residents.
- Use of particle control measures on all machinery which can generate dust.

Materials handling, storage, stockpiles, spillage and disposal

- Use of handling methods to minimise dust generation.
- Keeping handling areas clean and free of dust.
- Damping down with water when loading materials onto vehicles and into skips.
- Storage of fine dry materials in enclosures or given adequate protection from wind, by sheeting.
- Ensure that skips are securely covered.
- Ensure methods and equipment are in place for immediate clean-up of accidental spillages of dusty or potentially dusty materials.

No works will start on site until the mitigation measures for dust emissions control has been implemented. The Site Management will inspect the site daily to check the control measures for dust and if these are not working then these will be reviewed and revised accordingly.

4.2 Construction Noise

The following mitigation measures will be implemented by all contractors at all times to minimise noise generated from site activities and disruption to neighbours:

- Controlled lorry movements.
- Use of modern plant with inherent noise suppression.
- Use of screens around static plant, and other temporary acoustic barriers where appropriate.
- Switching off plant which is not in use.
- Appropriate handling of storage materials.
- Consideration of working hours, particularly for noisy activities.
- Regular maintenance of plant in accordance with manufacturer's instructions.

Continual monitoring for dust and noise emissions will be undertaken throughout the project works and these will be taken in the form of visual assessments. Construction sites can cause significant levels of noise, much of which is unavoidable, however, it is the intention of Copthorne Developments to cause minimum disruption to residents.

Appendix 1

Site Plan 1:200 © A3



	Rame Architects Ltd Residence Two Royal Wilton Yard, Plymouth PL1 1BP E: info@ramearchitects.co.uk T: 01752 221 859 W: www.ramearchitects.co.uk	CLIENTS Novellus	PLANNING <small>Consultants must check all dimensions on site. Only named dimensions are to be worked from. Dimensions should be worked from the middle unless otherwise stated. No responsibility can be accepted for errors made by others in copying from this drawing. It is the client's responsibility.</small>	REVISION <table border="1"> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	BY	DATE				DRAWING R17/JP	PROJECT No. R17/JP	DRAWING No. 02
	NO.	BY	DATE										
SITE BOUNDARY PLAN (OS PLAN) 1:500 Proposed Detached Dwelling on land adjacent to: 26 Copthorne Avenue, Bromley BR2 HNN			SCALE 1:500 © A3	PROJECT SWN	DATE Feb 2018								