

Construction Environmental Management Plan

DEMOLITION OF EXISTING GARAGE AND ERECTION OF A ONE BED DWELLING ON LAND SOUTH OF HUNTS BARN, HIGH STREET, GREAT ROLLRIGHT, OXFORDSHIRE

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1. Introduction

1.1 General

- 1.1.1 The applicant Mrs.L. Micklethwaite purchased the site and applied for planning approval to construct a new single storey dwelling. The application, reference 23/00388/FUL was approved on the 10th May 2023 with a series of conditions. Condition 7 requires the preparation of a CMP (Construction Management Plan)
- 1.1.2 This CMP has been prepared to provide a management framework for the construction work. The document should be considered 'live' and subject to updates throughout the project period.

1.2 Purpose

- 1.2.1 The purpose of the CMP is to
 - Identify stakeholders
 - Ensure compliance with current legislation
 - Identify and minimize potential adverse environmental and construction effects on the environment and neighbouring properties
- 1.2.3 Prior to construction, this CMP may be revised to address construction issues and ensure any residual effects following the detailed design process and further intrusive site inspections are mitigated as far as reasonably practicable.

2 Scope of work

2.1 Location

2.1.1 The site is located on the West side of the High Street running through Great Rollright and is set behind a stone boundary wall on the road edge. Access to the site is via a private drive shared by two other properties.

2.2 Description of the work

2.2.1 The work involves the demolition of a lean to garage on the gable wall of the adjacent property, and the construction of a new one bed single storey dwelling with associated parking area.

2.2.2 Full demolition of the existing structure is required which will have to be carefully undertaken by hand in order to avoid damaging the adjacent property. The work should be carried out using hand tools only to remove the superstructure and handheld electric breakers to break out the substructure and reduce levels.

2.2.3 The installation of new services, to include water, electricity, storm and foul drainage will be provided. Final details for service entry points will be agreed with the service providers.

2.2.4 Delivery and vehicle access will be via the private drive off of High Street and the site area will be secured with temporary Heras fencing.

2.3 Construction programme

2.3.1 The works will begin immediately after the pre commencement conditions are approved. Assuming an application is submitted in Mid March 2024 this should allow a commencement date of around mid May 2024

2.3.2 The work will commence with the demolition of the existing structure down to slab level followed by the breaking out of the existing substructure. It is anticipated that this element of the work would take no more than one working week.

- 2.3.3 Once the existing structures are cleared and removed, excavations will take place for the new foundations and ground floor slab. This will require the breaking out of existing stone sub strata adjacent to the gable end of the adjoining property. Great care will need to be taken to avoid undue vibration and damage to the adjacent property. It is anticipated that this element of the work would take approximately 3 weeks to complete.
- 2.3.4 Following completion of the substructure, the main external envelope of the building can take place with the external cavity walls and roof being built up. It is estimated that this element of the work will take a minimum of 12 weeks to complete.
- 2.3.6 Internal fitting out works can be carried out once the building envelope is watertight with the internal partitions, first fix services i.e. electrical, water, heating and other elements such as floor screeding, joinery, bathroom installation, kitchen installation and other finishing works completed. It is estimated that this work will take an additional 10 to 12 weeks beyond the completion of the building envelope.
- 2.3.7 External works to form the driveway, boundary fencing and other external works to the garden areas including the storm water drainage will take place during the period the internal works are being carried out.
- 2.3.8 Due to the location and sensitivity of the site within a residential area, the working hours will be restricted to 8:0am till 5:0pm Monday to Friday and 8:0am till 1:00pm on Saturdays with no works carried out on Sundays and Bank holidays. Wherever possible, noises operations will not be carried out until after 9:0am.
- 2.3.9 Waste material from the demolition work and excavations will be loaded into skips or stockpiled for grab lorry collection. Skips or stockpiling will be located on the site in the area of the future drive / parking area. Pick up of skips and or collection via grab lorry will be timed for periods between 9:00am and 4:0am and will require a banks-man / site operative to assist with the reversing of vehicles onto, or off of the site.

2.4 **Equipment, Plant and deliveries**

- 2.4.1 Plant used for the demolition phase will be hand tools, and handheld electric breakers to break out the substructure and reduce levels.

- 2.4.2 Plant used in the construction phase will include mixers, dumpers and general conventional handheld tools. Where possible, all mechanical plant will be electrical to minimise noise and fumes.
- 2.4.3 Arrangements have been made to deliver bulk materials to a farm property outside of the village boundary to avoid the minimise the need for larger vehicles to go to the site. These bulk materials will then be taken to site on an as and when needed basis. On arrival on site, the materials will be unloaded by hand. Where items, such as precast concrete or steel beams are required on site, these will be delivered direct to site and installed. Site operatives will be on site to both unload materials and control traffic in the High Street. These deliveries will be time controlled and immediate neighbours notified in advance of the potential disruption.
- 2.4.4 If larger scale material / elements i.e. structural steelwork needs to be installed that cannot be off loaded onto the site, adequate notice and suitable licenses will be obtained to close roads as and when necessary.
- 2.4.5 Waste material and risings from excavation work will be loaded into skips or stockpiled for grab lorry collection. Any delivery and collection of skips or collection by grab lorry will be time controlled and will always be carried out under the supervision of a suitably qualified banks man.
- 2.4.6 Any delivery of materials and plant will be timed for early morning, whenever possible, and will always be carried out with a suitably qualified banks man in attendance

3 Environmental

3.1 Environmental aspects and impacts

3.1.1 Whilst there are currently no known issues, a schedule of potential environmental effects relating to each activity will be developed and recorded as the work proceeds with proposals to mitigate any issues prepared and carried out. Items to consider should include

- potential pollution,
- minimize waste to land fill,
- noise and dust
- Protection of biodiversity and endangered species

3.2 Structure and responsibilities

CMP Document for construction work on Land South of Hunts Barn, High St, Great Rollright.

3.2.1 The management chart below indicates the various parties involved in the project and their roles.

Project	Responsibility
Contractor	Responsible for management of the demolition phase of the project to slab level, with responsibility for the environmental and health and safety aspects of the project for this phase of the works.
Contractor	Responsible for management of the construction phase of the project, with overall responsibility for the environmental performance of the project. Responsible for implementing the Site Waste Management Plan during the construction phase to ensure that waste is disposed of legally, economically and safely.
Site staff	Trained personnel to manage particular tasks such as refuelling plant and supervising the segregation and collection of waste.
Site manager / foreman	To ensure that the work complies with all the relevant legal requirements, commitments and targets agreed for the scheme
Design team	To provide information relevant to construction that may assist the Contractor to manage environmental aspects of the scheme.

3.3 Training Awareness and Competence

3.3.1 Site staff shall be competent to perform tasks that have the potential to cause a significant environmental impact. Competence is defined in terms of appropriate education, training and experience. Project specific training may be required.

3.3.2 Environmental awareness and training shall be achieved by:

- Site induction.
- Method statement and risk assessment briefings.
- All managers and supervisors will be briefed on the CMP.

3.3.3 Where necessary, method statements will be prepared for specific activities prior to the works commencing and will include environmental protection and mitigation measures and emergency preparedness appropriate to the activity covered. Method statement briefings will be given before personnel carry out key activities for the first time.

3.4 Communication

3.4.1 The CMP will be distributed to the project team, including sub-contractors, to ensure that the environmental requirements are communicated effectively.

3.4.2 The Contractor will advise on procedures for internal and external communication. The client should be informed before any communication with external parties such as environmental regulators or the public is undertaken.

3.4.3 During the construction phase, progress reports should be made to cover:

- Inspections, audits and non-conformance
- Complaints received
- Visits by external bodies and the outcome or feedback from such visits
- Reporting on environmental performance.
- External communication, and liaison with statutory authorities

3.5 **Complaints**

3.5.1 A telephone number will be displayed on the site hoarding / fencing for use by members of the public wishing to complain, provide other feedback, or make enquiries.

3.5.2 All complaints or information requests must be logged and the client made aware as soon as possible.

3.5.3 Noise is a key subject of complaint where construction works take place close to residential areas. Working hours, plant types, construction methods and noise mitigation measures may be subject to Section 61 consent, under the Control of Pollution Act which is granted by the local authority. Close liaison with the local authority environmental health team should be carried out if necessary to develop mitigation measures.

4 **Consents and approvals**

4.1 Consents and licenses

4.1.1 A register of permissions and consents received are noted below

Legislation	License / permission
Planning Act 2008	23/00388/FUL

5 **Operational Control Procedures**

5.1 **General**

5.1.1 Specific management proposals to be included in the CMP are to be developed relating to the following topics:

- Site establishment
- Site fencing / security
- Access routes/points
- Noise and vibration

5.2 Site establishment

5.2.1 Facilities will be established minimising risk to the environment, to include:

- Temporary protective fencing to delineate the working areas, site boundaries and protect sensitive features from disturbance.
- Welfare facilities and secure storage for equipment and tools.
- Any necessary fuel and oil will be stored in accordance with the Control of Pollution (Oil Storage) (England) Regulations 2001. Refuelling will only be undertaken in a designated area, designed to contain contaminated runoff, and by trained personnel. Emergency spill kits are to be readily available.
- Materials storage areas will be set up and managed.
- Waste segregation areas will be established utilising containers of an appropriate design to ensure that no waste can escape.
- Sewerage effluent from the site office and welfare facilities will be removed from site using suitable containerised system.
- Temporary lighting will be designed to minimise spillage of light, and oriented away from residential properties.

5.3 Site fencing

5.3.1 The site boundary will have Heras fencing 2.0M high for security.

5.4 Access Routes

5.4.1 The Contractor will define the method of delivery / removal of materials and plant from the site, including the identification of access routes for deliveries and personnel.

5.6 Noise and Vibration

5.6.1 The Contractor shall control and monitor noise and vibration during the works.

5.6.2 Noise and vibration will be controlled and limited so far as reasonably practicable so that sensitive receptors are protected from excessive noise and vibration arising from construction.

5.6.3 Certain activities may extend outside normal working hours to enable safe working or as a result of unforeseen events.

5.6.4 The principles of Best Practicable Means will be employed to minimise noise levels during construction. Recommendations for the control of noise and vibration on construction sites are set out in BS 5228. The following measures will be used where appropriate:

- Electric plant will be used in preference to Hydraulic plant and pneumatic plant where possible.
- Plant and equipment will be maintained in good working order and fitted with silencers and acoustic panels where appropriate.
- All plant will be shut down or throttled back between periods of non use.

- Methods used for concrete breaking and demolition should be carefully considered, non-percussive means should be used where possible.
- 'White noise' type reversing warnings should be used on mobile plant in preference to 'bleepers', in order to minimise intrusion.

5.7 **Air Quality**

5.7.1 The Contractor shall control and monitor dust, smoke and any other airborne pollutants.

5.7.2 Emissions to the air including dust and exhaust fumes can be caused from certain construction activities, including:

- Earthworks / excavation / demolition
- Use of diesel powered plant and equipment

5.7.3 All necessary and practicable measures to control dust emissions through good housekeeping and site operational practices shall be carried out including:

- Dust collection during cutting and grinding works: if this is not carried out in an enclosure, tools shall be used that are fitted with dust collection devices (excluding small tools which require a continuously wet working surface).
- Fires will be prohibited on site.
- Engine idling time: No construction plant or vehicle shall leave its engine running when not directly in use.

5.8 **Archaeology**

5.8.1 No evidence of sensitive archaeological has been identified on the site up to this stage, however care should be taken when undertaking excavations and if any finds are uncovered, work in the area should cease and the finds investigated by professional Archaeologists with reports submitted to the Planning department.

6 **Pollution Control**

6.1 General

6.1.2 An 'environmental incident' is defined as any event, activity or condition that causes, or has the potential to cause harm to people, or damage to property or the environment. 'Pollution' is defined as any harmful impact on the local atmospheric, aquatic or land environment caused by release of hazardous or nuisance-causing substances or excessive noise and vibration.

6.2 **Pollution Prevention**

6.2.1 Potential pollutants from the works include:

- Silt
- Cement and concrete
- Oils and fuels
- Waste materials

- Effluent/waste water from site accommodation
- 6.2.2 Concrete and cement are very alkaline and can cause serious pollution. To minimise the risk of run-off entering any public sewer, concrete and cement mixing should be sited at least 10m away from any open gully and plant cleaned in designated washout areas.
- 6.2.2 To minimise the risk of pollution from oils on site, measures should be implemented in relation to their storage, use and disposal.
- 6.2.4 Any spillages or pollution incidents should be reported in the project progress report.
- 6.2.5 Contact details for key site and emergency response personnel with responsibilities relating to the protection of the environment will be kept and publicised on site.