



Planning Permission to erect 41 dwellings on land at Beechcroft, 26 Station Road, Kirton in Lindsey, North Lincolnshire

Planning Consent: PA/2016/1704

Statement in relation to Condition 19

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

The development of the site will be carried out in accordance with the principals set out within this plan (to be read in accordance with the Construction Phase Traffic Management Plan)

- **Construction Traffic**

Please refer to the Construction Phase Traffic Management Plan in conjunction with this CEMP (showing the phasing of Infrastructure and property construction along with the location of the site compound, material storage areas and sales centre). Construction Traffic and Deliveries will be located from the existing highway off Station Road with access through the new estate road being constructed. No contractor or delivery vehicles will be permitted to park or wait on Station Road. Cyden homes works closely with its suppliers and clear instructions of delivery access will be provided when orders to suppliers and contractors are placed and through Site Management when deliveries are called off.

- **Footpath**

Hoarding will be provided to the location of the public footpath in the position of the Bus Stop on Station Road located to the front of the Beechcroft residence whilst the demolition and construction of the new homes in this location are completed.

- **Noise**

Cyden Homes will comply with the requirements of BS5228 in order to protect persons living and working in the vicinity of the site from noise, associated with soil stripping and haulage, infrastructure works and buildings operations. To mitigate these impacts which will range from slight to moderate, temporary screening to adjacent properties on the southern edge of the development area may need to be erected which will ensure that noise levels are alleviated.

Cyden Homes utilize Ready Mix Silos on our sites which do not make any significant noise thereby reducing the noise associated with traditional diesel mixers or have mortar delivered pre-mixed.

- **Vibration**

Construction activities will be carried out in such a way that vibrations arising will not cause damage to adjacent structures. The Contractors associated with any potential sources of ground vibration will comply with recommendations and guidance obtained from BS7385-Evaluation and Measurement of Vibration in Buildings.

Due to the large distance to the nearest residential properties it is unlikely that the measured ground vibrations from the proposed works associated with the demolition of Beechcroft and the associated outbuildings along with standard construction operations for domestic housing including the construction of roads and sewers, foundations and external works will cause any significant ground vibration.

- **Mud Dust and Smoke**

All contractors and sub-contractors will be responsible for the prevention of mud being deposited on public highways or footpaths.

Cyden Homes will ensure that there are clauses in their respective contract documents requiring the removal of mud from vehicles before they leave the site.

In order to mitigate the potential impacts, measures should be employed which minimize material handling, covering of construction vehicles and the provision of water bowsers if necessary to damp down vehicles leaving the site.

Wheel washing facilities will be provided where necessary and retained during the construction period.

In dry weather dust should be swept off roads and footpaths and dusty areas of the paved areas dampened down to prevent it blowing off site towards nearby residential properties or major roads where necessary.

General building operations should also be carried out in a manner which would prevent or minimize any dust creation.

Fires must not be lit so that smoke is blown across adjoining properties or major roads.

- **Lighting**

Construction operations will only take place during the hours set out in the following paragraph and therefore nuisance caused by artificial light will be avoided.

Where lighting is required for the security of the compound area this shall be deliberately located away from any adjacent dwelling and if required have shielded lamps to direct the beam away from sensitive locations.

- **Working Hours**

No demolition or construction works shall be carried out on or before 0730 or after 1800 Mondays to Fridays inclusive, before 0800 or after 1300 on Saturdays and at any time on Sundays or Bank Holidays.

- **Recycling Disposal of waste**

i) Excavated material will be reused on site where possible to make up level

ii) Brick rubble (from construction) is normally re-used for driveways, crushed or sent away for recycling

iii) All other waste materials are collected by an approved waste management company for recycling at their facility

Health & Safety Objectives

Permanent Work Objectives

- To provide safe access to and egress from working places.
- To provide working places that are free from risks to the health and safety of persons at work or affected by the work, so far as is reasonably practicable.

- To ensure that manual handling tasks are reduced to the lowest level practicable.
- To ensure that Operations and Maintenance tasks can be undertaken without risk to the health and safety of person(s), or the environment, so far as is reasonably practicable.
- To provide welfare facilities for persons at work in accordance with current legislation governing the workplace.
- To provide operating conditions so that the lowest practicable noise levels are achieved.
- To ensure that odour nuisance does not occur so far as reasonably practicable.

Construction Work Objectives

- To have no accidents on site.
- To have no occupational ill-health from the project.
- To ensure that no environmental damage occurs.
- To ensure the least disruption to the local community as a result of the works.
- To exclude unauthorised persons, especially children, from the work site.