

# **CEMP**

## **Construction Environmental Management plan**

**for Planning Application SMD/2016/0105  
Staffordshire Moorlands District Council**

**Produced by Sammons Architectural Ltd on  
behalf of Mr I Wooliscroft**

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# **Construction Environmental Management Plan**

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## **1 Introduction and Purpose**

Mr I Wooliscroft is developing the 5 dwellings on the car park, Bath Street, Leek in accordance with planning application SMD/2016/0105 to submit a Construction Environment Management Plan (CEMP) for the site. Condition 14 states:

*No phase of the development hereby permitted shall take place except for works of site clearance and demolition until a Construction and Environmental Method Statement for that phase of the site has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-*

*I. The hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;*

*II. The arrangements for prior notification to the occupiers of potentially affected properties;*

*III. The responsible person (e.g. site manager / office) who could be contacted in the event of complaint;*

*IV. A scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase;*

*V. Details of wheel washing facilities including installation and maintenance.. All construction vehicles shall have their wheels cleaned before leaving the site;*

*VI. A scheme for recycling/disposal of waste resulting from the construction works;*

*VII. The parking of vehicles of site operatives and visitors;*

*VIII. The loading and unloading of plant and materials;*

*IX. The storage of plant and materials used in constructing the development;*

*X. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*

*XI. Details of measures to protect the public footpaths and amenity of users of the public footpaths crossing the site during the construction works.*

*All works shall be carried out in accordance with the approved details. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration. Reason:- To protect the amenities of the area.*

Mr I Wooliscroft is making adherence to the CEMP. It is to cover the management of a contractor's activities and those of any sub-contractor working under the main contractor's control. The CEMP defines the minimum requirements that have to be met.

## **2 Scope of the CEMP**

The CEMP addresses issues associated with:

- Noise and Vibration

- Air Quality
- Visual Impact
- Water Pollution
- Waste
- Contaminated Land
- Construction Traffic Management
- Community Responsibility

### **3 The CEMP Requirements**

#### **3.1 Noise and Vibration**

The location of the site and the planned construction activities do not give rise to a serious risk through noise and vibration. However, contractors will be expected to take measures to minimise the noise and vibration during construction.

In addition to the above the contractor must comply with the following:

- All statutory or other identified noise control limits
- Where necessary, plant and equipment will be silenced, screened and/or enclosed in accordance with the guidance of BS5228 and particularly noisy activities will be shielded by the erection of hoardings or screening.
- No explosives are to be used on site
- The use of radios on-site is to be controlled so that it does not cause a nuisance

#### **3.2 Air Quality**

The location of the site and the planned construction activities do not give rise to a serious risk to air quality. However, contractors will be expected to take measures to minimise the presence of air borne dust during construction.

It is anticipated that dust will travel a maximum of 20m from where it is generated. The principle mitigation measure to avoid contamination to neighbouring properties and infrastructure is to keep construction activities that might create dust as far away from the neighbouring dwellings. However, in certain instances barriers and suppression measures will be used.

As well the following additional measures are to be taken:

- Design controls are to be implemented for construction equipment and vehicles, and appropriately designed vehicles are to be used for materials handling.
- Completed earthworks are to be vegetated as soon as practicable.
- The site is to be regularly inspected and site boundaries checked for dust deposits and removed as necessary.
- In addition, local roads are to be checked and cleaned when necessary.
- There is to be no burning of materials on site.

#### **3.3 Visual Impact**

Contractors' compounds and areas for material storage are to be located within the allocated development area where possible. In the event that any storage is required outside of this area it shall only be for a temporary period and be located well within the site to reduce the impact from surrounding areas within the public realm.

### 3.4 Protection of Drains

The following activities give rise to potential risks to water course contamination. The proposed mitigating measures against this have been identified.

#### a) Deliveries

Special care is to be taken during deliveries, especially when fuels and hazardous materials are being handled. All deliveries are to be supervised by a responsible person so that storage tank levels are checked before delivery to prevent overfilling and that the product is delivered to the correct tank. Contingency plans are to be agreed and suitable materials available to deal with any incident that occurs. All employees are to be briefed on the actions that are required in the event of a spillage. Any spillages are to be recorded and advised to the University who will inform CYC if they deem it significant.

#### b) Storage

Many of the materials used in construction operations, such as oil, chemicals, cement, lime, cleaning materials and paint have the potential to cause serious pollution. All fuel, oil and chemical storage must be sited on an impervious base within a bund and secured. The base and bund walls must be impermeable to the material stored and of an adequate capacity. Leaking or empty oil drums must be removed from the site immediately and disposed of via a licensed waste disposal contractor. The contents of any tank are to be clearly marked on the tank, and a notice displayed requiring that valves and trigger guns be locked when not in use.

b) Security All valves and trigger guns are to be protected from vandalism and unauthorised interference and turned off and securely locked when not in use. Any tanks or drums are to be stored in a secure container or compound, which is to be kept locked when not in use. Bowsers should be stored within site security compounds when not in use.

#### c) Refuelling

The risk of spilling of fuel is at its greatest during the refuelling of plant. Mobile plant is to be refuelled in a designated area, preferably on an impermeable surface away from any drains. A spill kit is to be available in this location. Hoses and valves are to be checked regularly for signs of wear and turned off and securely locked when not in use. Diesel pumps and similar equipment are to be placed on drip trays to collect minor spillages. These should be checked regularly and any accumulated oil removed for disposal.

#### d) Concrete

Concrete is highly alkaline and corrosive and can have a serious impact on watercourses. It is essential to take particular care with all works involving concrete and cement. Suitable provision is to be made for the washing out of concrete mixing plant or ready mix concrete lorries so that washings do not flow into any drain or seep underground. In the event of a spillage on site, the material must be contained (using an absorbent material such as sand or soil or commercially available booms). All spillages are to be reported to the University who will inform CYC and the Environment Agency in the event of a significant occurrence.

### 3.5 Waste

A Site Waste Management Plan is to be provided by the Contractor that includes the following:

1. Organisational responsibility for the preparation and implementation of the plan
2. The types and quantity of waste anticipated
3. The measures that will be used to monitor delivery of the plan
4. The available options for waste management and preferences
5. The waste disposal sites and contractors that are proposed. All sites must be approved by the appropriate Waste Regulation Authority
6. Identify how hazardous and non-hazardous waste is to be disposed
7. Include how the necessary familiarisation and training to make the plan effective is going to be implemented
8. The measures to be used to ensure the efficient use of materials and minimise the production of waste and its handling
9. The means of monitoring how much and what types of waste are produced
10. A review process that monitors performance against targets and implements improvement actions where appropriate. The review period is to be every 3 months.

The objectives of the plan are to deliver the following:

- To minimise the creation of waste wherever possible;
- To remove rubbish, debris, surplus material and spoil regularly and keep the site clean and tidy;
- To ensure that waste disposal is managed in a controlled way
- To ensure that surplus material is minimised and any non-usable surplus is recycled;
- To provide all necessary waste transfer documentation

### 3.6 Contaminated Land

It is considered that the site is has had all of its contamination issues addressed in the work undertaken by specialists (ABA Consulting Ltd) There is now a relatively low risk of further ground contamination being discovered. Ultimately the development is going to be carried out in accordance with recommendations contained within the submitted and approved reports from suitably qualified individuals. Notwithstanding the low risk of further ground contamination, the conditions attached to the planning permission will be adhered to. Mount Cook Activity Ltd will monitor the situation through regular liaison with the Site Manager.

### 3.7 Contractor and Construction Traffic Management

This will apply to all contractors and sub-contractors working on the site. All Construction traffic is to be contained on the site. In the event that contractors arrive in private vehicles and require long stay car parking they will be directed towards the surrounding car parks that are nearby. Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday. All materials and larger equipment will be stored on site until it is used or no longer required. When stored on site, the site will be secured when no work is being undertaken. It is expected that smaller tools and equipment will be removed by contractors on a daily basis.

Construction access will be primarily taken from Bath Street itself at the exit there will be appropriate signage and the ability to use a banksman for larger vehicles. In order to avoid aggravating peak hour traffic congestion on the local road infrastructure contractors will be expected to have most of their staff on site by 08.00hrs. It is envisaged that there will be no

long stay parking of Contractors' staff or deliveries on neighbouring streets. All vehicles entering the site will be expected to use the wheel washing facility prior to leaving to avoid debris being deposited on the highway. The vehicle crossing over the footpath on Bath Street will be regularly checked and cleaned when required.

### 3.8 Site Management and Community Responsibility

The contractor is to liaise with local resident groups if necessary and any concerns can be aired and resolved through the Site Manager. All contractors involved in the development are expected to embrace the objectives of the Considerate Constructors Scheme. Contact details shall be displayed on the site boundary and a letter drop will occur to all properties adjoining the site prior to commencement of the development.

Prior to the commencement of development security boarding shall be erected and maintained during the course of the development. Should any aspect of the fencing / hoarding be damaged through construction or vandalism it shall be repaired and made good. Details of the development will be displayed on the fencing / hoarding.

### 3.9 CEMP Area

