

Construction Environmental Management Plan

BDS-STW-PC02

Planning Application 23/0159/FULL Condition 12

Company –

Clarus Homes –
Suites 5 & 6
The Thorne business Park
Ashford, Kent
TN26 3AF

Site address –

RESIDENTIAL DEVELOPMENT AT -
HIGH MEADOW, SANDLING ROAD
SALTWOOD, HYTHE, CT21 4QJ

Project –

Demolish fire damaged dwelling and erection of 3no. new dwellings and a garage.

Site layout –

The site is located in the built-up area of High Meadow, Sandling Road, Saltwood. Access is gained directly off Sandling Road across a dropped kerb and footpath.

The site will be protected by Heras fencing and set back to ensure public safety.

The existing road serves local residents who park on both sides of the road most of the day.

We will ensure these spaces are kept free for existing residents at all times.

All deliveries will be expected to and instructed to pull alongside the entrance to the site and be unloaded from there once safety barriers are deployed to protect the public from entering the unloading area. All deliveries are expected to be able to be handled in this way. Deliveries will timed so far as practical to avoid

Description of works –

Proposed replacement dwelling
(involving the demolition of the existing fire damaged property)
plus two additional dwellings to the rear of the site
and associated external works.

Project start date –

Asap following planning discharge

Duration –

12 – 14 Months

Site operating times –

8am-5pm, Monday - Friday

8am-1pm Saturday

No works to be carried out on Sundays or Bank Holidays

Deliveries –

By lorries (with Hiab) between the hours of 9am-2.30pm and 3.30pm-4.30pm when practicable to ensure the busiest times are avoided, notably drop off and pick up times for Brockhill School which is in Sandling Road near the site. Full drop off within the site.

All subcontractors and suppliers will be required to access and leave the Development using Sandling Road from/to the M20/A20 direction so as to avoid going through Saltwood Village. (See appendix A - Map for Construction traffic)

General Waste Management -

By grab away lorries (with Hiab) as required, between the hours of 9am-2.30pm and 3.30pm-4.30pm when practicable to ensure the busiest times are avoided, notably drop off and pick up times for Brockhill School which is in Sandling Road near the site.

Hazardous Waste Management -

In the event that Hazardous waste is found, works will be stopped and an appropriate approved contractor engaged to remove the hazardous waste

Cleaning -

It is not envisaged that there will be much mud or mess created off site as the deliveries and collection of waste will be made from within the site. Should there be any transfer of dirt from site whilst equipment is moved on or off site, this will be cleaned immediately with Shovels, brooms and water. A wheel wash facility that will be a jet pressure washer as a minimum will be located at the exit and entrance of the site.

Mechanical Equipment

Mini excavator/Digger, Cement Mixer, Disc cutter and Drills The site has electricity supply, so no requirement for generators.

Dust Control

Particular attention will be given to structures/buildings during site clearance, site sand/aggregate and during loading/unloading of dust generating materials. Water suppression is to be used for all mechanical masonry cutting operations and demolition. Vacuum suppression is to be used on mechanical cutting operations for other materials. To minimise the build up of dust on site, damping down internal and external areas will be employed where required.

Noise Control -

The contractor will do everything reasonably practicable to minimise noise. This will include using well maintained equipment/power tools to minimise noise and vibration. Radios or other amplified music shall not be permitted on site.

Residents will be notified in advance should any particularly noisy works be required and as far as practicable this work will be carried out between the hours of 9am-4.30pm weekdays only.

Authorised by the Director

Mr C Dickens