LAND ADJACENT TO 26 WEST PERRY

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN
June 2025

Preamble

This document has been prepared in response to pre commencement planning condition number 11 associated with permission 24/01701/FUL for the construction of 3no. residential houses at land adjacent to 26 West Perry.

Potential adverse impacts of these works have been identified and mitigation measures proposed to minimise the environmental disturbance during construction, including managing waste, noise, dust and water pollution effectively; along with providing protection to the existing trees and wildlife. Mitigation measures have been set out as follows:

Noise

Measures will be identified and employed to reduce noise arising from the proposed works, particularly for neighbours in close proximity to the site. These will include:

- The selection of construction methods to minimise disturbance
- Adhesion to the permitted working hours and selection of noisier activities outside of the more sensitive periods for neighbouring residential occupants
- During the later stages of the works, when internal works and fit out are being carried out, windows along boundaries and close to sensitive receptors will be closed to minimise disturbance
- Avoiding vehicles being left running unnecessarily to reduce engine noise
- Where possible locating welfare and storage areas away from sensitive receptors

Vibration

Measures will be identified and employed to reduce vibration arising from the construction works, particularly from vehicles and plant. These will include:

- Building the access road early on in the build programme to allow contractor parking to be located away from sensitive receptors
- Avoiding vehicles being left running unnecessarily
- Careful selection of plant used

Dust / air quality

Careful site planning will be used to minimise air quality effects. This will take account of topography of the site and prevailing wind direction in relation to sensitive receptors. The following measures will be employed:

- Covering open backed vehicles and skips
- Watering down demolition activities
- Minimising time vehicle engines run
- Keeping access road clean and damping down as required
- Keeping plant and machinery well maintained
- Keeping exposed earth damp and seeding as soon as complete
- Materials will be stored away from sensitive receptors, protected from prevailing winds or covered to minimise dust generation
- Where possible concrete will be ready mixed
- Avoiding burning materials on site
- Avoiding accumulation of waste on site
- Wheels will be washed to prevent excessive mud on public roads

Waste

Waste will be minimised by accurate scheduling and purchasing of materials. During procurement attention will be paid to trying to minimise packaging and waste wrapping. Materials will be carefully stored to avoid damage and creation of additional waste. Offcuts will be used where possible.

Waste will be sorted and graded on site to allow for recycling where possible. Disposal of waste from site will be by a licensed waste carrier using designated skips.

On site burning will be prohibited.

Drainage

A surface water drain will be installed at the site entrance to avoid water discharging onto the public highway.

Potentially polluting materials and substances, such as fuels and chemicals, will be stored away from surface water drainage such as gulleys, in bunded containers, to avoid potential contamination. Wash water will be kept to a minimum and settled before clearance. Measures will be taken to ensure run off from earthworks and concrete wash out does not enter drains.

Ecology, trees & vegetation

The Ecology PEA concluded that there were no habitats of particular importance that would be directly affected by the development. All biodiversity and ecology conditions will be discharged and adhered to.

An Arboricultural Method Statement has been submitted under condition 5 to ensure appropriate protection of the trees and hedges being retained on the site. These are located close to the site boundaries. In addition vegetation clearance will be minimised.

Traffic

There is one access to the site from the public highway which is due to be upgraded as part of the works. The new access road will be constructed to hardcore level early on in the works programme to enable vehicular access, turning and parking within the site. Deliveries will be via this route. Times of deliveries will be managed to minimise disruption to adjacent residents, being staggered and occurring outside of peak periods / rush hour wherever possible.

Parking for the workforce and site visitors will be within the site. A designated area will be made, to avoid parking on the existing private road.

Construction traffic signs will be used to direct traffic as required.

Lighting

Construction buildings, equipment and lighting shall be sited so as to

minimise visual intrusion and light spillage at nearby residential properties, in so far as is consistent with the safe and efficient operation of the construction site.

Out of working hours only lighting specific for the security of the site will be illuminated.

Phasing

The works on all proposed dwellings will be progressed simultaneously in a single phase. This will increase the efficiency of the construction works and minimise disruption caused by the works.