

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

105 Colemans Moor Road, Woodley, Wokingham , RG5 4DA

Reference is made to the planning approval of this site 240833 from Wokingham Borough Council and a request for the Construction Environmental Management Plan in respect of work procedures to be developed and submitted before the works commence (Condition No. 4)

INTRODUCTION

The purpose of this document is to outline the procedures and standards that are expected while construction sites are operating within Wokingham Borough Council.

The environmental impacts of the construction work have been considered as early as possible in the project and adverse impacts are identified where possible, measures are detailed to offset or reduce them and have been detailed in this document. A series of methodology statements will accompany this plan to highlight risks and mitigation strategies during demolition activities and construction works. The accompanying biodiversity enhancement report highlights times during construction where the project ecologist will need to be onsite so as to oversee proper installation of features such as bat tubes and bird boxes.

COMMUNITY LIASION AND CONSULTATION

The site is located on 105 Colemans Moor Road and therefore the interested parties that will be consulted throughout the duration of the development are the current occupiers of 103A Colemans Moor Road and 109 Colemans Moor Road.

The neighbouring parties will be communicated to throughout the duration of the development via letter drops, emails and where necessary, face – to – face meetings. The communication will be of a regular nature and signage at the entrance of the site will highlight site information, relevant persons contact details and a complaints procedure.

NOISE AND HOURS OF WORK

The development will strictly adhere to noisy work hours restrictions throughout the total duration.

‘Standard’ hours permitted for noisy work are the following:

- 08:30 – 18:00 hours (Monday to Friday)
- 08:30 – 13:00 hours (Saturday)
- Works audible at the site boundary are not permitted on Sundays, public or bank holidays

Working hours may be undertaken outside of the above set times, however it will be ensured that it is not noisy, nor does it inconvenience neighbouring parties.

AIR QUALITY

All activities which create dust or fumes will be strictly controlled and will not be carried out outside of the site boundary.

It will be ensured that suitable extraction is fitted to tools, segregation of the task will be put in place and restriction of access instigated. Dust will be prevented by using wet cutting and vacuum extraction on tools, instead of sweeping. Wetting down techniques will be used where required.

CONTAMINATED LAND

Site is not affected by contaminated land or any hazardous substances.

LOADING AND UNLOADING OF PLANT AND MATERIALS

This concerns traffic management in general both within the site and externally with consideration for the pedestrian and vehicle route turning off Colemans Moor Road with outside pedestrians crossing the entrance.

All vehicle movements into the site will be pre-planned and arrivals and departures will be conducted under the direction of banksmen. Drivers arriving will be pre-instructed in respect of the on-site traffic management plan and directed to give pre-warning of their arrivals to enable banksmen to be in place before these arrivals.

It is not proposed to permit any drivers associated with the works to lay up or park outside the site – on the road or the entrance route both of which will be kept clear at all times except for vehicular movements which are not likely to be excessive.

Ample hazard warning signage will be installed and this will be particularly useful to make pedestrians aware of traffic movements as vehicles leave the buildings fronting the pavement.

WASTE AND MATERIALS HANDLING AND STORAGE

No materials, equipment or other items connected with the works will be left outside the site. All such items can and will be comfortably contained within the working environment and site footprint.

All debris arising from the site to be immediately loaded into skips. Full skips to be netted and transported from the site to licensed waste disposal tips.

No fires or burning of materials to take place on the site.

LIGHT POLLUTION

The Principal Contractor shall ensure that nearby residents and commercial occupiers are not adversely affected by light pollution from the site, an energy efficient lighting approach is adopted, and lighting does not pose a hazard.

No outside site lighting will be required. Should this change, they will be designed to the minimum required to ensure safety and security taking to prevent potential impacts on neighbours.

LEGISLATION AND DOCUMENTATION

It will be ensured that all appropriate documentation and records relating to this document are available at all times for inspection and review by Wokingham Borough Council and/or other authorities and will include:

- Party Wall Notices given to relevant neighbouring parties
- Complaints log, if any
- Liaison minutes, letters

WHEEL WASHING

Owing to the small and compact nature of the site, especially the main entrance/exit point, installing a professional grade wheel washing system would be hugely impractical. In light of this, manual wheel washing services will be provided on site for large delivery vehicles, plant and machinery. Upmost care will be taken to properly clean wheels of vehicles, machinery and plant so that dust, mud and debris is not discharged onto public footways.

Waste water containing pollutants from washed wheels will be collected in a recycling tank, and will be disposed in public foul sewer only after getting approval from our sewage provider.

RECYCLING/DISPOSING OF WASTE

Waste resulting from demolition and construction activities will be segregated at source into various different categories such as metals, wood and plastics and will be disposed of via designated bins/containers that will be clearly labeled.

Concrete and masonry materials that arise from demolition will be reused via on site crushing to create new aggregate material to be deployed in new road/driveway construction.