

Construction Environmental Management Plan

Completion of the construction of a detached dwelling house at Hillcroft
Llandevaud Newport NP18 2AD

Developer/Project Manager:

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1 DESCRIPTION OF THE WORKS

The works comprises:

- o Completion of the building of a replacement dwelling house with attached garage.

- Associated foul and surface water drainage, and statutory services.
- Driveway.
- Hard and soft landscaping.

The works will be carried out as a “self-build” project with the applicant undertaking the role of project manager using sub-contract labour.

It is estimated that the construction period to complete the works will be between 6 months subject to the availability of materials and labour.

2 SITE DESCRIPTION

The site comprises of a former house and garden. The house has been demolished under a previous consent (20/0358) and the replacement house has been partially built.

The site area is approximately 0.2 ha.

The site slopes down from the road frontage, there is a house to the north side (Ty-Crwys)

There is an existing vehicle access to the site from Llandeuaud lane, approximately 0.5 km from the junction with the A48.

The site is relatively secure by nature of its location. There is hedging to three sides and a post and rail fence to the rear. The House is substantially completed and can be locked for security.

3 SITE ACCESS

Access to the site for construction will be via the existing access Llandeuaud Lane as described above.

All site traffic can be taken directly onto the plot and traffic management will ensure that there is no disruption to traffic and pedestrians using Llandeuaud Lane.

4 WORKING HOURS

Working hours shall be 08:00-18:00 on weekdays and 09:00-13:00 on Saturdays. No work will take place on Sundays or Public Holidays.

5 TRAFFIC MANAGEMENT

All deliveries of plant and materials will be coordinated so as not to disrupt local residents.

Wherever possible, deliveries will use "site appropriate" sized vehicles.

Unloading of materials, plant and equipment will only take place within the boundaries of the site and will be store/parked in a designated area.

Delivery vehicles will reverse into the site with a banks person overseeing the manoeuvre to ensure safety and leave the site in forward gear.

Where the on-site reversing of vehicles becomes necessary, the provision of a banks person or vehicle marshal will be used to ensure safety for all vehicles manoeuvring on site.

6 DELIVERIES

All construction traffic will have access to the site from Llandevaud Lane.

All delivery drivers will have a site specific delivery plan sent to them prior to the site starting. No deliveries will be allowed unless a pre-agreed time slot has been agreed.

Heavy goods vehicles will only enter or leave the site between the hours of 08:00-18:00 on weekdays and 09:00-13:00 on Saturdays. No such movements will take place on Sundays or Public Holidays.

7 TEMPORARY BOUNDARY TREATMENT

Existing boundary fences provide reasonable security to the site.

8 SITE OPERATIVES' PARKING

The Site will make use of the new to be installed hard standing surrounding the property for parking. The temporary hard standing will provide a suitable surface for all construction traffic and operatives' car parking.

Llandevaud Lane will not be used for operatives' car parking

The hard standing/ car parking areas will be retained during the building works and will be removed from site at the end of the construction phase.

9 STORAGE

Plant and Materials will be safely and securely stored in a designated area on the site on the temporary hard standing area.

All deliveries of materials will be unloaded from Delivery vehicles within the construction site on the temporary hard standing.

10 WASTE MANAGEMENT

Appropriate waste receptacles will be provided on site to separate waste types.

Receptacles will be inspected regularly and emptied as necessary.

11 NOISE MITIGATION

Major noise generating activities shall be carried out on weekday during the hours stated above to reduce the impact on neighbours.

Machinery and equipment shall be well maintained to ensure optimum performance within the manufacturer's noise performance criteria.

Liaise with neighbours to monitor any complaints and act accordingly.

12 DUST MITIGATION

In order to reduce the potential for any dust arising caused from construction operations, it is proposed that the following measures are adopted:

- All vehicles carrying waste will be sheeted prior to leaving site.
- Dust generated from site activities such as concrete cutting, crushing, loading materials, stock piling materials will be carried out in a controlled manner using water spray / dust mitigating measures.
- During dry periods site roads will be dampened down.

- Earth moving activities during dry/ windy weather will be limited and will be dampened down where necessary.
- Debris netting will be fitted to Heras Fencing to protect adjoining properties.
- Road sweeping will be carried out both on site and off site to dampen down standing dust during dry weather.

13 WHEEL WASHING

When necessary, wheel washing will be carried out to prevent any material leaving the site and depositing on the highway. Due to the minor scale of the development, wheel washing will be carried out manually with a hosepipe.

14 TEMPORARY LIGHTING

Due to the advanced stage of the construction, no temporary external lighting is envisaged.

15 SITE PHOTOGRAPHS



Fig 1: Access to Llandeud lane.

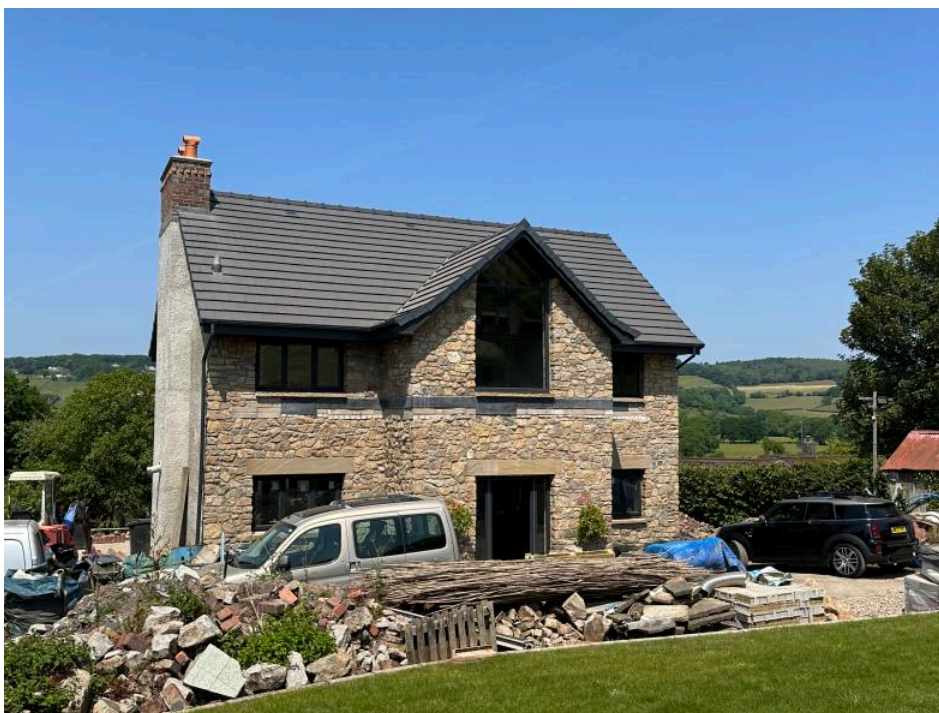


Fig 2: Partially built house and area at front.



Fig 3: Partially built house and area to north side.



Fig 4: Partially built house and area to south side.



Fig 5: Partially built house and area to rear.

