

Construction Environmental Management Plan

170-172, COMMERCIAL ROAD,
NEWPORT, NP20 2PL

CONSTRUCTION MANAGEMENT PLAN

Application Reference: 24/0862

Proposal: PROPOSED NEW SHOP FRONT, CONVERSION OF FIRST FLOOR OFFICES AND ROOF SPACES TO CREATE 5 NO. FLATS, CONVERSION OF PART GROUND FLOOR TO PROVIDE A CLASS A3 UNIT, CAR PARK ALTERATIONS AND ASSOCIATED WORKS

Site/Location: 170-172, Commercial Road, Newport, NP20 2PL

Client:

S & B Properties Limited.

EFG Food Technology Park

Llantarnam Park Way

Llantarnam Industrial Park

Cwmbran

NP44 3GA.

Main Contractor:

JUST-BUILD UK. LTD

C/O E F G Food Technology Park

Llantarnam Park Way

Llantarnam Industrial Park

Cwmbran,

NP44 3GA

Agent:

AFA Architects & Planners Limited.

Abacus House,

Caxton Place,

Cardiff,

CF23 8HA.

CONSTRUCTION MANAGEMENT PLAN

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(Minimise the creation & Impact of Noise (Noise mitigation Measures).

Air Quality – (minimise impact on Air Quality).

Vibration.

Dust and waste disposal from site preparation, groundwork & construction phases of the development.

Manage Heavy Goods Vehicles access to the site

Measures to minimise the impact on air quality and avoid vehicle idling.

Wheel Wash Facilities.

Contractor parking & Compound)

1.0 INTRODUCTION - CONDITION 03

The Construction Environmental Management Plan includes:

- Minimise the creation & impact of noise (noise mitigation measures).
- Air quality – (minimise impact on air quality).
- Vibration.
- Dust and waste disposal from site preparation, groundwork & construction phases of the development.
- Manage heavy goods vehicles access to the site
- Measures to minimise the impact on air quality and avoid vehicle idling.
- Wheel wash facilities.
- Contractor parking & compound

2.0 BRIEF DESCRIPTION OF THE PROJECT

The site and buildings at 170-172 Commercial Road, Newport comprises:

- Large vacant, ground floor retail unit fronting Commercial Road.
- Rear first floor building comprising a series of cellular offices, storage rooms, staff accommodation and toilets.
- Rear service yard for service vehicles with access onto Alma Street and Francis Drive.
- Customer carpark for with access onto Commercial Road.

The customer carpark is currently in use as a pay-and-display public car park administered by a third-party company.

The scope of works for this project involves the refurbishment of the existing buildings and carpark into a mixed-use retail/residential scheme to bring the building back into beneficial use.

The ground floor will be used as a food retail outlet with cafe and has the benefit of customer car parking.

The first floor and roof located to the rear of the site will be converted to new residential accommodation comprising the provision of 5 no. one-bed apartments.

Work Packages:

The external envelope for the single storey retail unit (part thereof) will be refurbished.

The existing twin sheet profile asbestos roof covering will be stripped off and taken away and will be replaced with a new insulated metal profile roof and liner.

Existing asbestos fascia's, gutters, and downpipes to be replaced and a new metal fascia, new downpipes, and new box gutters with associated flashings.

Existing glazed shopfront to be removed and carted away replaced with new shopfront glazing system with new automatic sliding entrance doors.

Existing slate roof covering to the rear of the property to be replaced as necessary.

New windows and rooflights to be installed to serve new apartments.

New high-level fascia's & soffits and rainwater gutters/ downpipes to be installed.

External rendered wall facing customer car park (south elevation) to be refurbished – re-rendered.

External rendered wall facing the adjoining property of “New Testament of God” church (north elevation) to be re-rendered.

Existing boundary security fence and entrance/ exit gates to be amended to existing rear service yard.

New boundary treatment to existing carpark.

Division of carpark into retail customer car parking and residential parking accessed from the existing entrance fronting Commercial Road.

Carpark area to be refurbished, landscaped and a new tarmac finish laid to falls.

3.0 SITE ACCESS

The principal frontage of the site is located on Commercial Road, Newport, and the rear of the site backs onto the residential streets of Francis Drive and Alma Street.

Traffic management procedures will ensure that no interruptions to traffic flow take place.

All traffic approaching the development can access the site in one of two site entry points.

The first site entry point will be into the existing customer car park which is accessed from Commercial Road.

This area will be fenced off with a temporary hoarding during the construction phase.

The second entry point will be to the rear of the site into the service yard accessed via Francis Drive.

This area will be fenced off with temporary hoarding during the construction phase.

All site deliveries of building materials will be unloaded to the rear of the site in the existing service yard directly off Francis Drive and Alma Street.

Where the 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.

Builders skips and specialist skips will be stored in the existing service yard to the rear.

4.0 TRAFFIC MANAGEMENT PLAN

All deliveries of plant and equipment will be directed to the access gate located on Francis Drive with delivery vehicles entering the secure compound to unload or collect waste materials.

Deliveries of materials, plant and equipment will all take place within the boundaries of the site and will be store/parked in the “Materials & Storage Site Compound” in the rear Service /delivery yard.

Where the 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.

Carparking for site operatives will be accommodated in the existing customer carpark located at the front of the property. This area is separate from the loading/unloading of materials and delivery vehicles and will be set aside for parking site operatives' vehicles and visitors to site.

5.0 BOUNDARY TREATMENT

The existing carpark is accessed from Commercial Road will be secured around all the boundaries using a proprietary security Heras fence panel.

Secured access gates will be provided

The existing service yard accessed from Francis Drive is secured by an existing weldmesh fence.

Two sets of access gates will be provided one set to provide site vehicular site access from Frances Drive and one set provided for exiting vehicles onto Alma Street with a right turn to exist onto Commercial Road travelling away from the site.

CCTV monitoring will be installed as part of the site security regime to monitor the Car Park and Service yard and will be recorded 24 hrs a day.

6.0 SITE OFFICES

A portable site office will be provided for use by site management, design team members, operatives and sub-contractors.

A portable welfare facilities and toilet will be provided by the main contractor.

7.0 CONTRACTOR PARKING

The site will make use of the existing carpark for workforce operatives and site visitors.

The existing Car Park will be suitable for all construction traffic and car parking for all contractors. No on-street parking for site operatives will be permitted.

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

8.0 DELIVERIES

All construction traffic will have access to the site from Alma Street via Commercial Road.

All delivery drivers and merchants 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.

A banksman will be present to assist all delivery vehicle entry and exit movements in the interests of highway safety for all users of those roads.

The main contractor will endeavour to keep roads clear between 8-9 am each morning and 3-4 pm each day to limit delivery vehicles during school run and when families/ children are making their way to the local school.

9.0 STORAGE

Storage of plant and materials will be safely and securely stored in the designated areas on site.

The materials storage is positioned on the existing hard standing area in the service yard or within the building.

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

A banksman will be present to assist all delivery vehicle entry and exit movements in the interests of highway safety for all users of those roads.

10.0 DUST SUPPRESSION MEASURES

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

- Use of existing carpark (hard surfaces) to minimise dust creation.
- Dampening service yard entry and exit points to minimise overspill into public streets.
- 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 damping down measures.
- Carpark resurfacing activities during dry/ windy weather will be controlled and limited and will be dampened down where necessary.
- Debris netting will be fitted to Heras Fencing to protect adjoining properties and adjoining public footpaths.
- Road sweeping will be carried out both on site and off site to dampen down standing dust during dry weather.

It is anticipated that no excessive levels of dust will be produced during the site refurbishment of the retail unit and will have minimal impact upon adjoining properties and public roads / footpaths.

11.0 AIR QUALITY

The Main Contractor where possible will mitigate the impact on Air Quality during the construction phase of this contract.

Where demolition works are proposed such as the removal and disposal of the existing Asbestos Cement corrugated roofing sheets.

This task will be carried out by a specialist asbestos licenced sub-contractor, employing all the current Health & Safety measures and good practice guidance in removing and disposing of the demolished material to enclosed skips.

12.0 WHEEL WASHING

There will be a dedicated mobile jet wash to ensure wheels are kept clean on hard standing in the service yard to prevent any material leaving the site and onto existing roads.

13.0 NOISE MITIGATION MEASURES

No arrival, departure, loading or unloading of vehicles (i.e. deliveries), development and/or construction will occur outside the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays. There shall be no development on Sundays or Bank Holidays.

Where possible works will be undertaken off site, for example fabrication of the new glazing to the front of the Retail Unit or use of composite roofing panels to mitigate time on site to replace the main roof covering.

Local residents, businesses and the adjoining church that may be affected from construction site noise will be informed and given notice when a noise sensitive operation is about to be carried out.

Communication will be via site manager notification by telephone, personal call, or email.

Delivery vehicles and construction plant engine noise will be monitored and will not be allowed to run engines when not in use.

Use of compressors and generators on site will be kept to a minimum and where used, will be sound reducing models and will be located behind noise barriers where possible.

14.0 GROUND WORKS AND CONSTRUCTION

Demolition Plan – Plan of Work [Method Statements & Risk Assessments] prepared by main contractor.

All building and site project management will be carried out by.

The Main Contractor: JUST-BUILD UK. LTD

Registered office address: C/O E F G Food Technology Park Llantarnam Park Way, Llantarnam Industrial Park, Cwmbran, United Kingdom, NP44 3GA

15.0 SITE LAYOUT PLAN

Any scaffolding or hoarding encroaching on public highways will obtain all necessary consents / license from the local authority at the time of implementation.

