



ELYSIAN

RESIDENCES

13-15a Alderton Hill, Loughton

Construction Environmental Management
Plan

**Elysian Development
Management Limited**

July 2018

Construction Environment Management Plan

July 2018

Prepared by Elysian Development Management Limited

13 – 15a Alderton Hill, Loughton

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

July 2018

ELYSIAN LOUGHTON SITE LIMITED

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INTRODUCTION

The CEMP sets out the construction management measures to be adopted and implemented for the construction of the proposed development at 13-15a, Alderton Hill, Loughton. The CEMP has been prepared by Elysian Development Management Limited ("Elysian DM") to demonstrate construction management measures which can be employed to mitigate the impacts of the scheme's construction on the surrounding environment and existing communities.

In so doing, the CEMP addresses privacy and amenity considerations outlined in Policy CP5 of Epping Forest District Council's Combined Local Plan (2008) and Draft Policy DM21 of the emerging Local Plan (2016), specifically in relation to potential impacts the proposed development's construction activity would have upon noise, including hours of operation, vibration, dust, air quality and light pollution.

All contractors working on the project will be provided with a copy of the CEMP and will be required to comply with its contents. Contractors will be required to comply with all relevant environmental legislation and to take account of published standards, accepted industry practice, national guidelines and codes of practice appropriate to the scheme.

Elysian DM will also ensure that the Considerate Constructors Scheme is operated on the Site.

The development proposals are for the demolition of the existing office buildings and comprehensive redevelopment of the site to provide up to 106 C2 elderly Living units with associated landscaping, parking and all ancillary and associated works.

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PROPOSED BEST PRACTIC MEASURES

Control of Dust Emissions

A vehicle wheel wash facility will be provided at the site access/egress point in order to prevent mud and builder's debris from being taken from the site onto Alderton Hill. This facility will be managed by a Specialist Logistics Contractor. Efforts will be made to minimise the movements of vehicles off site by exploring the possibility of re-using excavation arisings as fill material and implementing a materials waste reduction strategy. In addition, road sweeping will be arranged as the need arises to ensure that the public highways are maintained in good order.

Dust control procedures will be implemented to avoid as far as is reasonably practicable the emission of dust and other particulates that would adversely affect the air quality. Specific measures would include,

- Ensuring that there was no burning of waste materials on site
- Ensuring that there is an adequate water supply on site for damping down
- Ensuring that all vehicles carrying loose or potentially dusty materials to or from the site are fully sheeted
- Minimising the amount of excavated material held on site
- Giving consideration to the location of cutting and grinding activities and only using equipment that is fitted with suitable dust suppression apparatus.

Logistics

Elysian DM will appoint a Specialist Logistics Contractor to provide site security, construction traffic management, fire warden duties, material delivery management and rubbish removal management for the duration of the project. This direct appointment will enable Elysian DM to have a full control of the running of the project in relation to the public interface enabling issues of public safety and housekeeping to be given high priority.

Site Security

The Specialist Logistics Contractor will provide professionally trained security guards operating on a 24 hour basis to protect the site. The guards will be based in a security cabin located close to the main site entrance but there will also be a patrolling presence in and around the site. Access will be controlled by a computerised swipe card system which will prevent access by unauthorised personnel. Construction operatives will be required to complete an induction course in order to obtain an access card.

Site Set Up and Hoarding

Prior to any construction activity taking place on site, proposals for protection of the existing trees during the construction period together with any proposals to trim tree canopies to facilitate construction operations will be agreed with Epping Forest District Council's (EFDC) Tree Officer and undertaken by an approved Tree Surgeon. All tree related work will be undertaken in the presence of a suitably qualified ecologist.

A 2.4m high painted timber hoarding will be erected to fully enclose the site.

The main site entrance will be located in Alderton Hill to facilitate the construction of the care development. The hoarding will be illuminated in accordance with EFDC guidelines and statutory and informative notices will be clearly displayed. Security lighting will be sensitively located so as not to directly affect neighbouring properties. The hoarding will be regularly inspected by the Specialist Logistics Contractor to ensure it remains visually presentable and secure.

Means of physical segregation will be installed to demarcate safe pedestrian routes within the site and at locations where vehicles and pedestrians enter or exit the site. Controlled cross-over points will be implemented by the Specialist Logistics Contractor with signage prominently displayed.

Site Offices and Welfare Facilities

Temporary site accommodation providing offices for the site project team, together with welfare facilities for the construction operatives (i.e. Canteen, WCs and drying room space) will be located within the site at ground floor level.

Traffic Movements

Elysian DM will appoint a Specialist Logistics Contractor for construction traffic management.

Construction traffic will approach the site from the east along Alderton Hill. Traffic exiting the site will be directed to turn right to alleviate congestion towards Loughton Underground station and retail area. Traffic Management Plans, Logistics Plan and Swept Path Analyses are included in the Appendix.

Material Deliveries and Distribution

All material deliveries to site will be managed by the Specialist Logistics Contractor using a project bespoke web based software system. Deliveries will be booked in using this system to ensure that materials arrive on a 'just in time' basis thereby avoiding the potential for vehicle back up along Alderton Hill or Brook Roaf. Any material

delivery arriving on site that is found not have been booked in will be turned away. Rubbish removal will similarly be managed by means of this system.

All unloading of plant and materials will take place from within the site. Adequate material storage will be provided within the site compound area with additional material being transported direct to the build zone/work face.

Appropriate provision will be made for delivery vehicles to stand whilst being unloaded without impeding access to and from the site. In addition, appropriate turning will be afforded to enable vehicles to enter and exit the site in a forward direction. Signage will be erected at the entrances and exits to the site advising drivers that they are leaving via an established residential area and that the roadway is subject to a 30mph speed limit. Adequate sight lines/visibility splays will be maintained to ensure safety of members of the public.

Community Liaison

Elysian DM will ensure that the Principal Contractor provides a dedicated Community Liaison Manager as the first line of response to resolve any public concerns that might arise on a day to day basis. In advance of the commencement of works, Elysian DM and the Principal Contractor will meet with the local community and other stakeholders to fully advise them of the project particulars. Regular meetings will follow where information on works progress and a work look ahead will be discussed. The Principal Contractor will also issue monthly newsletters providing details of progress and upcoming events on the project that may impact on the daily routines of neighbours.

Working Hours

The core working hours will be operated as follows:

08.00 – 18.00 (Monday to Friday)

08.00 – 13.00 (Saturday) (* Note – no noisy work will be undertaken on Saturdays).

No Sunday or Bank Holiday working.

The working hours stated above relate to works which are audible outside of the site boundary.

Occasional working outside of these hours may be required; however, this will be kept to a minimum. On these occasions, the Environmental Health Department at the EFDC will be notified and prior written agreement

sought. Where emergency works have to be carried out as an exception, details will be communicated to the Environmental Health Department as soon as possible or thereafter.

All deliveries will be scheduled outside the peak highways network hours, unless there is prior agreement with EFDC.

PROPOSED MITIGATION

Consultant Reports highlighted the following areas of environmental and community impact. Recommendations and best practice for mitigation during the construction phase have been addressed by and incorporated into the CEMP as follows:

Noise

Elysian DM will employ Best Practical Means to monitor and control the levels of noise on site in accordance with Section 72 of the Control of Pollution Act 1974 and other applicable legislation and best practice. The Environmental Noise Survey Report prepared for this submission by Hoare Lea identifies that the nearest noise sensitive area is the proposed development itself and existing residential dwellings along Alderton Hill. Prior to the commencement of works, Elysian DM will agree with EFDC acceptable noise levels audible at the site boundaries to be operated within the allotted work hours (refer item above). These noise criteria will be used by the Principal Contractor to determine the best practical means of progressing operations in terms of techniques to be applied and plant to be used.

Vibration

Elysian DM will install vibration and movement monitoring equipment and will agree permissible vibration limits with EFDC prior to the commencement of works. This is to ensure that local residents are protected from nuisance or harm. Conditions surveys will be undertaken on properties local to the site and the Principal Contractor will monitor the works to ensure that any vibration created does not cause physical damage to adjacent structures.

Parking

The Statement of Community Involvement identified concerns about increased traffic along Alderton Hill and the surrounding residential roads as an issue for the surrounding community. To mitigate these impacts, most construction operatives will be expected to travel to and from the site by public transport, which is feasible given that the site benefits from good access to public transport by virtue of its proximity to Loughton LUL station and surrounding bus stops.

The existing traffic regulation orders on the surrounding streets do not provide extremely limited opportunities for on-street parking. This holds true on Brook Road given that the existing traffic regulation orders prohibit stopping between 2pm and 3pm – preventing all day parking activities. Construction operatives who have no

viable alternative to travelling by car will be informed that no parking is available on the site or the surrounding streets and instructed to park in the public Pay and Display car park at Loughton.

This transportation approach will be stipulated at site inductions. Parking on public roads local to the site will be heavily discouraged. This will be overseen and monitored by the Principal Contractor.

Biodiversity

The residential properties and their gardens and have been assessed by a qualified Ecologist to have potential to support a variety of wild life.

Both the gardens and properties will undergo further surveys by a qualified Ecologist prior to any demolition or construction works to establish methods to protect and enhance any wildlife present.

Socio Economic

No adverse socio-economic effects are predicted during the construction of the development, therefore no mitigation measures are required.

Waste Management

The Sustainability Statement prepared for this application by Hoare Lea recommends that in addition to reducing waste when the building is in operation, construction site waste will also be minimised. A site waste management plan will be developed. It will contain:

- Target benchmarks for resource efficiency i.e. m³ of waste per 100m² or tonnes of waste per 100m²;
- Procedures and commitments to minimise non-hazardous construction waste at design stage;
- Procedures for minimising hazardous waste;
- Monitoring, measuring and reporting of hazardous and non-hazardous site waste production;
- The site waste management plan will also look at ways to maximise the amount of non-hazardous waste being diverted from landfill.

Alderton Hill – Site Layout



Alderton Hill – Traffic Management Plan



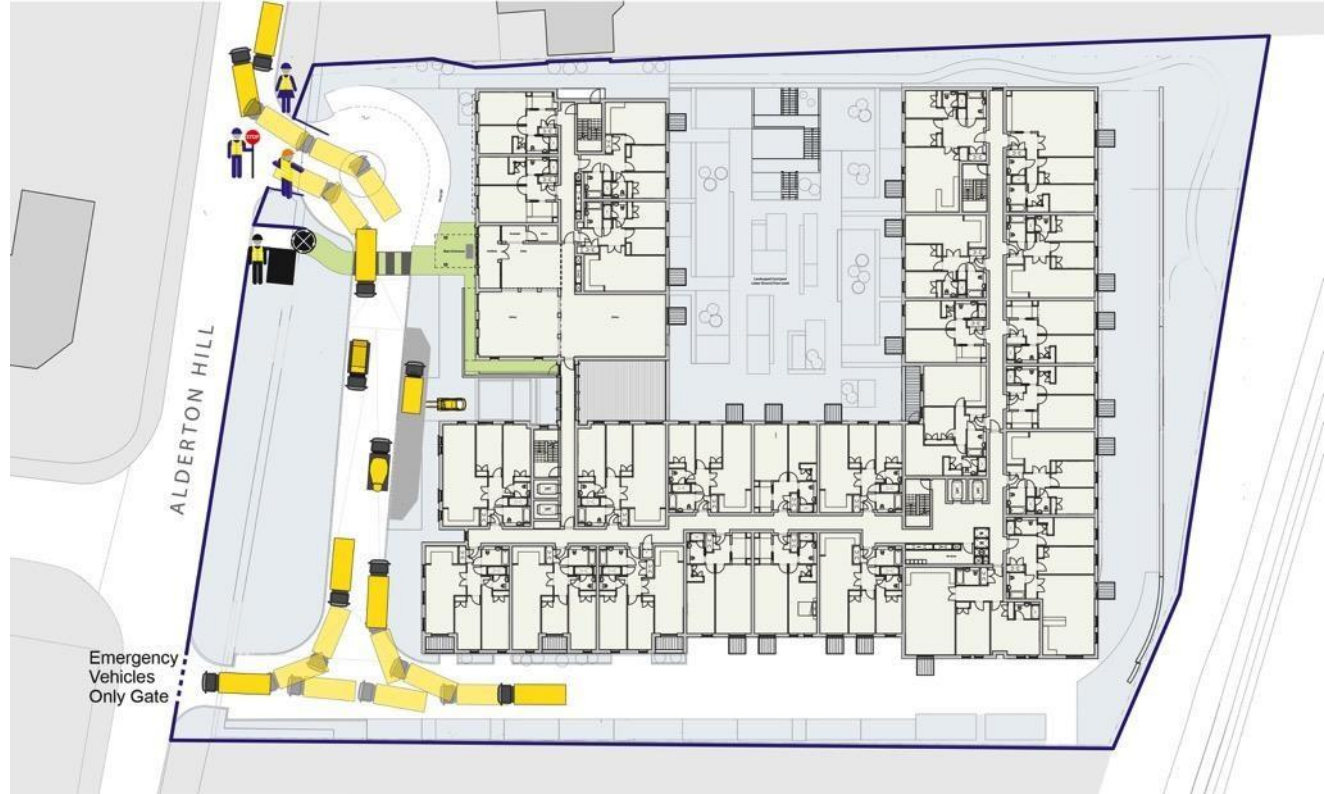
- iCL:ik online DMS system to manage delivery booking
- Vehicles would be required to follow the agreed route to and from site
- FORS Bronze / Silver an minimum for delivery vehicles
- Driver Rules to be issued to drivers
- No parking on site or in residential streets to be enforced by traffic marshals

Alderton Hill – Traffic Management Plan

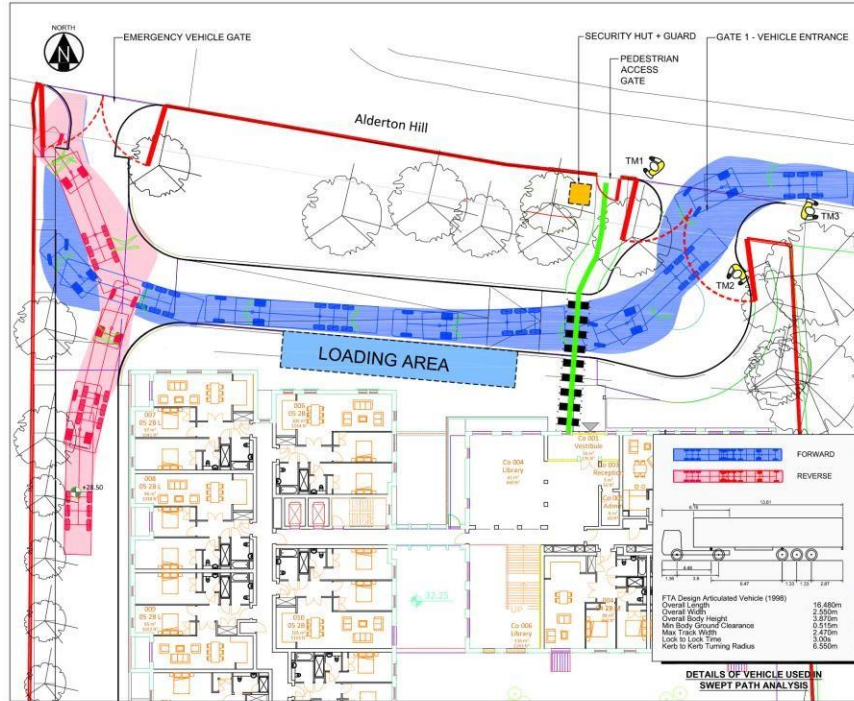


- All vehicles will be encouraged to approach from the East along Alderton Hill.
- Most vehicles will exit site and turn right to alleviate congestion around the underground station and retail area.

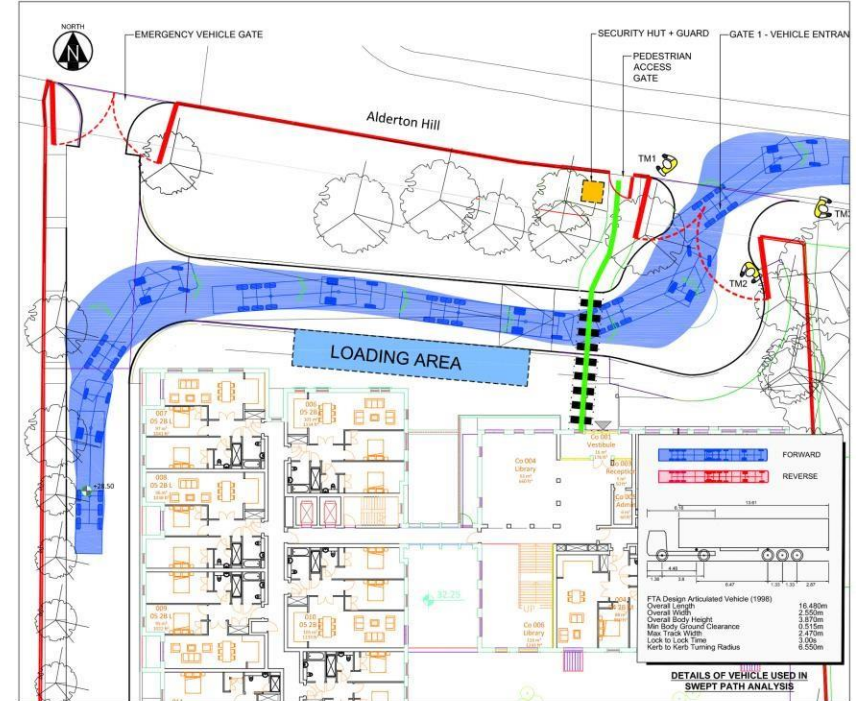
Alderton Hill – Logistics Plan



Alderton Hill – Swept Path Analysis

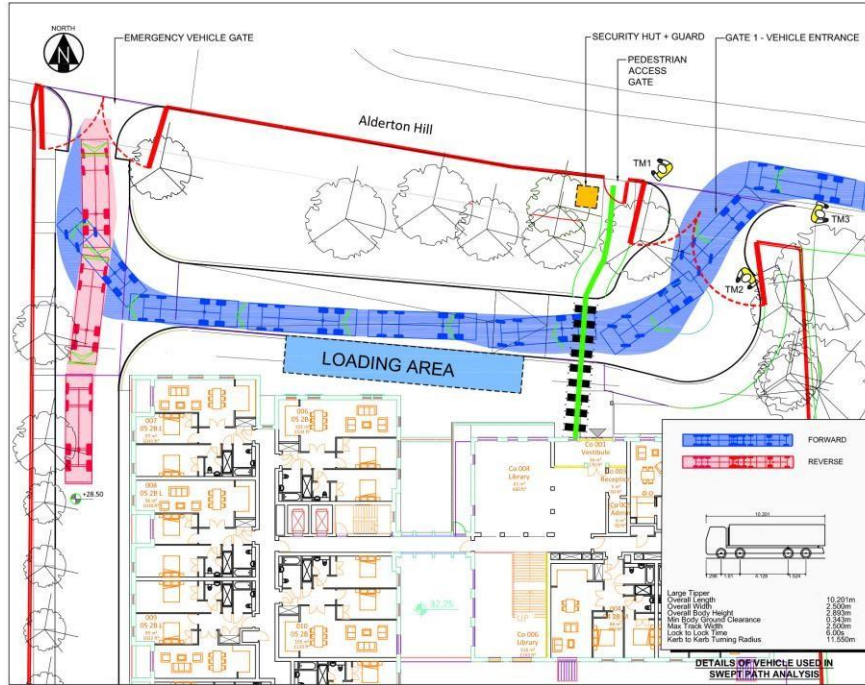


1. FTA 16.5m ARTICULATED VEHICLE ARRIVING AND REVERSING INTO TURNING AREA

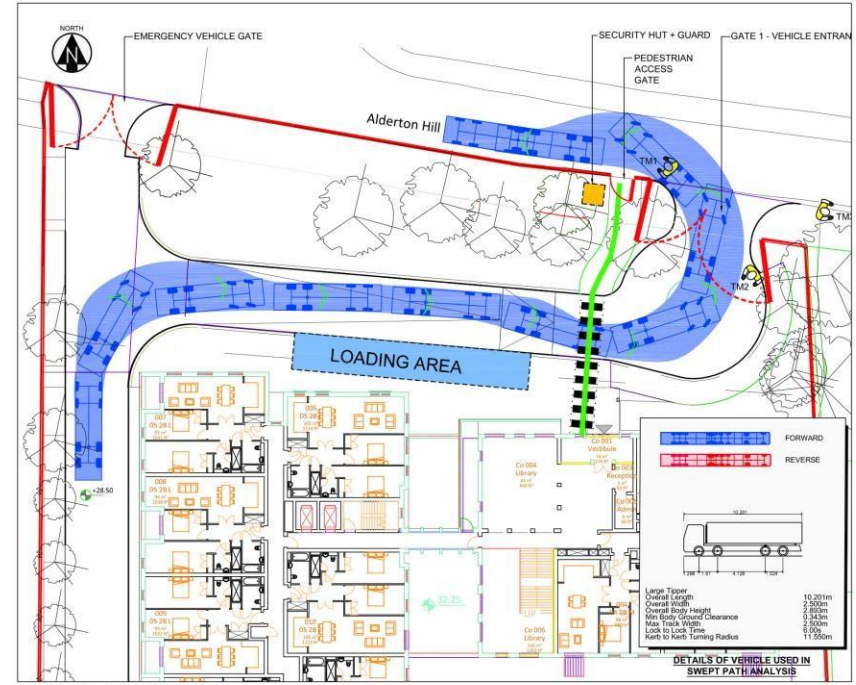


2. FTA 16.5m ARTICULATED VEHICLE DEPARTING

Alderton Hill – Swept Path Analysis



3. LARGE TIPPER ARRIVING AND REVERSING INTO TURNING AREA



4. LARGE TIPPER DEPARTING