

## **Construction Environmental Management Plan**

**The construction of a two storey dwelling (revised scheme)  
at  
81 Ecroyd Park, Credenhill HR4 7EN  
Planning Ref: 201299**

**November 2020**

1. The proposal involves the erection of a modest two storey dwelling which will be attached to the existing property at 81 Ecroyd Park ('No 81'). No 81, which is also owned by the applicant, has extant planning permission for the replacement of a double garage to the side with a two storey (two bedroom) dwelling (Ref: 201299) ('approved scheme'). Whilst located in a residential area, the site abuts a property owned by the applicant to one side, stables to the rear and Mill Lane to the west. The nearest residential properties are those in Ecroyd Park itself.
2. This is a modest scheme for a single dwelling. Any impacts from construction will be transient, relatively modest and short-lived.
3. Additionally, it should be noted that the scheme the subject of this application will very similar to the approved scheme for which a Construction Environmental Management Plan was submitted and agreed. Indeed, this scheme will have virtually the same siting and footprint, and only a very modestly increased scale.
4. The impacts from its construction are therefore almost identical and the same mitigation measures are proposed.
5. Access for construction vehicles will be from Ecroyd Park. Vehicles will approach the site from either direction along Station Road, before turning into Mill Lane, Meadow Drive and then into Ecroyd Park itself. These approach roads are of a suitable width to accommodate the limited amount of traffic associated with this modest project – noting that's the scheme's scale is no greater than the permitted domestic extension, and only very slightly larger than the approved scheme.
6. It is proposed that construction traffic arrival and departure times, along with on-site construction site working hours, will be as follows:

**Mondays to Fridays 07:00 to 18:00**

**Saturdays: 08:00 to 13:00**

7. No construction traffic will arrive or depart, and there will be no on-site construction activities, outside of those hours, or on Sundays or Public Holidays. These suggested restrictions will ensure that the impacts on local residents from construction and traffic are minimised.

8. When on site, all vehicle engines will be switched off when not required.
9. The large forecourt of the site is currently covered with hardstanding. This hardstanding area will serve as a parking area for vehicles whilst construction is taking place. This will minimise any disruption as a result of mud and debris being deposited on the highway.
10. Notwithstanding this, a wheel washing facility will also be made available on site to ensure that if any wheels become muddy, they can be washed before the vehicle joins the public highway. Should any mud or other debris be transferred to the highway, measures will be taken to clear up the spillage.
11. A 'just-in-time' delivery system will be operated to minimise the amount of building materials required to be stored on site. All such materials will be stored on the existing large hard-surfaced area at the front of the site. Spillages of dry and dusty materials will be avoided by good housekeeping methods including storing under cover and on hard standing. Skips will be covered where there is a risk of material becoming airborne.
12. A toilet facility will be provided on-site for the use of construction workers.
13. Given the context of the area, it is not expected that there will be a rodent problem. However, this will be monitored as the works progress. If required, rodent control measures will be put in place.
14. Any connections or discharges to drains and/or controlled waters will not be undertaken without approval and, where required, the necessary consent being issued.
15. All waste will be handled, and disposed of, in line with current "Duty of Care" Regulations. It will be the responsibility of all persons on site to dispose of waste in the correct receptacles and to report any waste being stored incorrectly or escaping from the site area.
16. Finally, there are no Tree Protection Orders on site, and no significant trees or other landscaping which require protection during construction.

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