



Construction Environmental Management Plan

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Gaywood Green, Kirkby

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

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Introduction

A summary of the site details is presented below. Appendix A indicates the site location and boundary plan. Appendix B indicates the proposed development. Appendix C indicates access to and from the site.

Location: Gaywood Green, Kirkby; Easting: 341828 Northing: 397667. The site is bound by Broad Lane to the northwest, houses to the east and south, and Gaywood Avenue to the south.

Current Site Use: brownfield site off Gaywood Close, Kirkby

Proposed Development: Proposed development comprising 79 no. new dwellings together with the construction of associated vehicular and pedestrian access, sub-station, car parking, hard and soft landscaping works.

This document has been submitted as part of a planning application for the development and addresses the local planning authority's requirement for a Construction Environment Management Plan (CEMP). The contents address each of the requirements set out by the LPA as below.

- a) Timetable of all works.
- b) The construction access(es) and confirmation that adequate visibility splays shall be provided prior to the commencement of development including groundworks.
- c) Vehicle sizes and routes, times of vehicle movements, identify the location of any HGV waiting areas and include details of the management of said areas.
- d) The parking of vehicles of site operatives and visitors.
- e) Details and location of signage.
- f) Loading and unloading of plant and materials.
- g) Storage of plant and materials used in constructing the development.
- h) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- i) Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles
- j) travelling to and from the site, including the provision of adequate wheel washing facilities within the site.
- k) Measures to control and monitor the emission of dust and dirt during construction.
- l) A Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works.
- m) Mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries).
- n) Artificial lighting used in connection with all construction related activities and security of the construction site.
- o) Site manager and resident liaison officer contact details (including their remit and responsibilities); and
- p) Details of engagement with residents and occupants or their representatives and include contact details of the site manager and/or a point of contact for residents in the event of any issues arising through the construction process.

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1. Programming and Working Hours

Programme details are in the preliminary stages of development and are subject to change dependent on the main contractors' availability, mobilisation periods and the employer's requirements. The following phasing is intended as an outline only.

All subject to main contractor's detailed project programme:

- **Construction Works:** Start date to be confirmed
- **Working Hours:**
 - 08:00 – 18:00 Monday to Friday
 - 08:00 – 13:30 Saturday (intermittent)

The site will open at 7.00am to allow operatives times to receive inductions or instructions but noisy operations will not commence until after 8.00am. Sunday and Bank Holiday work is not permitted unless permission is sought from the local authority.

2. Site Management, Visibility Splays and Access

During any earthworks, access will need careful consideration, and the contractor will liaise with the Local Authority over relevant access and permissions (eg section 80). Due to the fact the site is self-contained there will not be any need to affect the adjoining properties however consideration will need to be given to the boundary treatments and walls etc.

During the construction phase, access to the site will be via the front entrance off Gaywood Avenue.

The site will be fenced with a set of gates from Gaywood Avenue to control access and security.

Access gates will be manned during site hours and locked shut out of hours.

The main contractor will be required to take full responsibility for controlling the highway sweeping operations, ensuring all the approaching footpaths and driveways are kept clean and clear at all times and ensure the site is kept in a clean and tidy condition throughout all phases of the construction works.

Throughout the project the main contractor will be required to enforce a "Good Housekeeping" regime. A strategy will be incorporated into the site induction to ensure that all operatives engaged on the works are familiar with the work in progress, skilled at their task, aware of their duties and responsibilities to others and knowledgeable of the site rules.

Visibility splays of 2.4m x 25m can be achieved at the Gaywood Avenue access junction. These splays are commensurate with Manual for the Streets (MfS) standards for roads with a 20mph speed limit.

There is an existing 17.9m-long marked bus stop to the south of the Broad Lane access road. When the bus stop is not in use visibility splays of 2.4m x 25m can be achieved, but this is reduced to a minimum of 2.4m x 16.5m to the south when the bus stop is in use (broadly in line with speeds of 15mph). It is noted that both the access junction and bus stop are existing, and the number of dwellings accessed off the junction will be lower under the proposed development than in the existing situation.

These are shown on figure 1 in the appendix of the report.

3. Vehicle Deliveries and Locations for the storage of Building Materials

All building materials and plant will be delivered and stored within the confines of the site boundary. To enable safe site operations, all unloading, storage and distribution of materials will be within the site boundary. This will ensure site staff, operatives and the general public's safety is maintained at all times.

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The site supervisor will assist in the safe unloading of deliveries. Materials will be unloaded by means of mechanical lifting equipment where possible. Materials will then be manually transported by site operatives, along the designated paths.

The vehicle sizes for deliveries will range from articulated 16.5m wagons to transit sized vans which include building materials and plant deliveries.

Access to the site will be in accordance with the route plan as contained in the appendix of this document with a preference via Broad Lane and an alternative via Gaywood Avenue then when necessary.

Vehicle movements will not be permitted until the site operating items within section 1 and deliveries will not be permitted to idle outside the site entrance. Deliveries to site will be scheduled not to overlap with just in time deliveries however on the rare occasion where HGV's will need to wait, a safe and legal parking area will be identified by the contractor and coordinated accordingly.

Please see Appendix 1 which details the proposed locations of materials storage, waste and loading/unloading areas within the site.

4. Parking and Signage Arrangements

All cars and vans will be accommodated within the site, removing any requirement for parking on the public highway. Deliveries will be phased wherever possible to minimise any potential need for vehicles to stop on the public highway. At no stage of the works will on-street parking be necessary, as all vehicles will be managed on site.

Once groundworks are complete, all contractor parking will continue to be contained within the site. Site management will ensure that operatives' and visitors' vehicles are parked safely and in accordance with the Highway Code should on-site capacity temporarily be unavailable. The main contractor will also be encouraged to promote shared transport and public transport to reduce the number of vehicles arriving at the site.

The Site Manager would be responsible for managing parking. If inappropriate parking occurs, the Site Manager would take the following steps:

- Immediate Communication: Politely approach the driver (if present) and request that the vehicle be moved to a designated parking area.
- Signage & Reminders: Ensure that clear signage is in place indicating permitted parking areas and any restrictions.
- Recording Incidents: Keep a log of any repeated incidents to monitor compliance and identify patterns.
- Preventive Measures: Regularly remind all staff, visitors, and contractors of parking rules, either via toolbox talks, emails, or site briefings, to prevent future issues.

Additional signage will be installed at site entrances to warn of construction-traffic hazards and, within the site, to direct delivery drivers along the agreed exit routes.

5. Location for Storage of Construction Debris

All construction debris will be transported directly to on site skips and or wagons. The main contractor will be required to ensure that no debris, other than that stored in skips, is left on site at the end of the working day other than processed crush or spoil material for re-use or disposal.

Furthermore, a Site Waste Management Plan (SWMP) will be produced and maintained during the project.

6. Location for the storage of contractors Offices

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The main contractor will be required to allow for the set-up of Portakabin type contractors offices for the duration of the works within the site area including self-contained accommodation / welfare units.

Lighting will be positioned to provide safe access around the site in winter months but will be sensitively located so as not to cause disruption to neighbouring residents.

Appendix 1 details the proposed locations of the storage containers, however, this is subject to change throughout construction to allow the works to progress.

Consideration will be given to the location of nearby residential properties on Gaywood Avenue.

7. Site Security

Security of the site will be applied through the application of physical and operational measures.

Physical measures are infrastructure designed and deployed to support security; the main contractor will be required to ensure the following physical measures are in place at suitable times of the day:

- a) Containment and Obstacles (fences, barriers, bollards, gates, secure storage etc.)
- b) Technical Systems (lighting, CCTV, access control systems, intruder detection, asset management and control systems etc.)
- c) Containment is applied to the perimeter of construction sites, to delineate the area under control, prevent accidents to non-site personnel and to deny access to unauthorised personnel.
- d) Gates and other perimeter openings will be designed in such a way as to permit control – and blocking – of inbound and outbound foot and vehicular traffic.
- e) Secure storage to be provided for high-value tools and equipment and for control and secure parking of high value plant.
- f) Site staff will be required to return plant and materials to the secure areas after use.
- g) Keys for vehicles and plant will be secured properly when not in use.
- h) Technical systems will be deployed, to include CCTV, alarm systems and adequate lighting

The main contractors' security measures will be reviewed on a weekly basis as the project progresses.

8. Dust Mitigation and Suppression Measures

The contractor will be required to implement the following measures to control the spread of dust, smell and other effluvia:

- a) Work in dusty areas to be fenced off with 1200 gauge membranes
- b) Locate machinery and dust generating activities away from receptors
- c) Create a physical distance and/or barrier between dust/emission generating activities and receptors
- d) Install solid screens or barriers around dust generating activities. These should be at least as high as any stockpiles onsite
- e) Cover stockpiles to prevent wind whipping
- f) Remove loose materials as soon as possible
- g) Hoardings, fencing, barriers and scaffolding should be regularly cleaned using wet methods
- h) Where possible cutting, grinding and sawing to be conducted off-site and prefabricated material and modules to be brought in.
- i) In cases where on site cutting and grinding must take place the main contractor will ensure that spraying water, from a water efficient spray pump, over the material as it is being cut will be implemented
- j) Skips, chutes and conveyors will be completely covered to ensure that dust does not escape.
- k) Similarly, drop heights will be minimised to control the fall of materials.
- l) During demolition, materials will be wetted with a water bowser and jet wash to keep dust down.

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- m) A wheel-wash will be used for all vehicles as soon as practicable.

It is intended to review the effectiveness of the above dust mitigation measure as part of the weekly site meeting. As a minimum the mitigation measures will comply with S.72 of the Control of Pollution Act 1974 and BS5288.

9. Removal of soils / demolition arising from site

Soil waste will be mechanically transported to skips and of wagons located to the front of the site. The main contractor will be required to coordinate the removal and changeover of skips to ensure traffic flow is not adversely impacted. The roadside will be supervised by site operatives during the delivery and removal of skips.

The main contractor will be required to ensure the flow of traffic or use of footpaths is not restricted during the works.

The proposed locations of the main stockpiles of soils and demolition arisings will be located as per Appendix 1, however; there will be occasions where they will need to be moved to allow the works to progress.

10. Noise & Vibration Mitigation Measures

The main contractor will be required to ensure that neighbouring properties are not adversely affected by unnecessary noise. Residential dwellings are located immediately to the east of the site, while the northern and western boundaries adjoin Broad Lane. The south-west boundary fronts Gaywood Avenue, which also contains residential properties. Additional residential dwellings are situated to the south-east of the site, adjacent to the Gaywood Avenue site entrance.

Under section 60 of the Control of Pollution Act 1974 the Local Authority has powers to control noise and vibration from construction sites. The following mitigation measures are intended to create a proactive approach to noise and vibration and ensure the impact on neighbouring properties are minimised:

- a) The timing of noisy operations will be carried out between 9am and 5pm Monday to Friday. Noisy works required outside of these times will be carried out only with the prior agreement with the employer.
- b) Sub-contractors will be required to ensure that "best practical means" to minimize noise from their activities are put in place.
- c) The use of radios or music equipment on site will be prohibited
- d) The main contractor will be required to ensure the proper maintenance of plant and equipment.
- e) The sub-contractor will be expected to provide details on the choice of appropriate plant for a particular task. Poorly maintained plant and equipment can give rise to excessive noise and the failure to use the built-in noise control shielding on plant can cause problems.
- f) The use of mains-powered electrical equipment will be encouraged (rather than using generators)
- g) All work to be carried out to British Standards Institution BS 5228: Noise and Vibration control on construction and open sites Part 1-4 1997 Code of practice.

11. Measures to prevent pollution to the local environment

The contractor shall use fuel tanks with double banded systems including a mobile drip tray to minimize the impact of any fuel or lubricant spillages. Furthermore, there shall be a fenced-off area signed and dedicated to refuelling that is easy to access for tankers and machines that require refuelling.

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A spill kit shall be signed and located next to the refuelling area and will include as a minimum the following items;

- Protective clothing (gloves, overalls, overshoes, safety goggles)
- Absorbent materials (paper towels, spill pads, spill socks)
- Disposal bags with tape or twist ties
- Dustpan and polypropylene brush
- Container for waste
- Gully covers

Contact details shall also be located within the construction phase plan for Yorkshire Water.

There are no open watercourses in the immediate vicinity of the site.

Vehicles will be checked prior to leaving the site to ensure mud or site waste is not deposited on the roadway. During early phases of the groundworks a jet wash cleaning area will be located at the exist to the site prior to base course tarmac being installed to the roads where the site will remain clean and free of mud.

12. Community engagement and complaint procedure

The employer and the main contractor will liaise with local residents who may be affected by the works. It is intended to ensure local residents are informed of the nature of the works, proposed hours of work and their expected duration. Communications will include the name and telephone number of a main contact (site manager) which will also be displayed on the site hoardings, the contact for the project will be the site manager details TBD.

The site manager will be able to provide further information to the caller and deal with any complaints or emergencies that may arise at any time.

The main contractor will be required to make their complaints procedure available to the employer and hold copies on site.

All complaints are to be investigated in accordance with the main contractors' complaints procedure in the first instance. If the complaint cannot be resolved to the satisfaction of the client, then the matter will be referred to the employer.

A record will be kept on site of any complaints that are logged along with details of subsequent investigations and any mitigation methods implemented or work practice that has been modified. Such records are to be made available to the employer and / or the local authority on request.

All site staff are to be regularly briefed regarding the complaint's procedure.

13. Construction methods

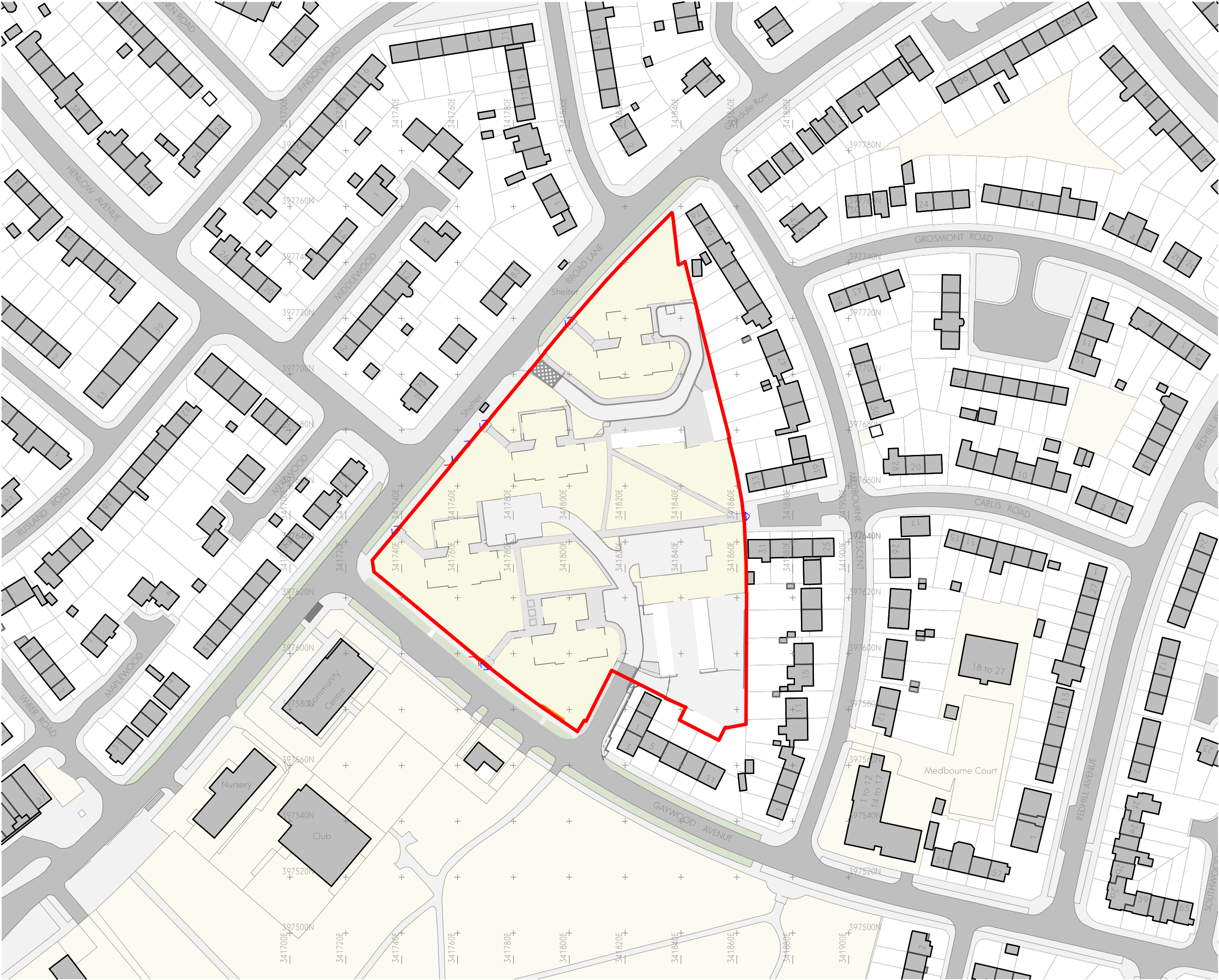
Special attention will be given to working adjacent to the neighbouring properties. Work package specific method statements will be received from the main contractor and each sub-contractor prior to work starting on site.

All excavations and work areas will be adequately fenced and signposted.

All personnel on site will wear full Personnel Protective Equipment at all times and all operations will be carried out in accordance with approved risk assessments and method statements and in accordance with the Construction (Design & Management) Regulations 2015.



Appendix A – Site Location Plan



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All drawings and specifications should be read in conjunction with the project health and safety plan, any possible conflicts should be presented to the Planning Coordinator.

All work to be carried out in accordance with current Building Regulations.

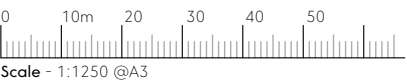
Contractors must verify all dimensions at the job before commencing any work or making shop drawings.

Written dimensions should be taken.

Do not scale off drawing.

Do not take digital dimensions from this drawing.

Any discrepancies to be reported to the Architect.



- Key
- Site Boundary
 - Demolished Apartment Blocks

P04	24.10.25	Planning Issue	MK	DT
P03	30.09.25	General Update	MK	DT
P02	16.08.24	Update to Site Boundary	JB	DT
P01	12.01.24	First Issue	CT	DT
Rev	Date	Comment	Dr	Ch



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GWPA Ref (529)2316

Job Title
Livv Housing Gaywood Green

Client

Livv Housing Group

Site Location Plan

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Drawing Status	S2 - Planning		

BIMcloud: NewBIMServer - BIMcloud Basic for Archicad 28/Livv Gaywood Green - (529)2316-GWP-01-XX-W3-A-P13



Appendix B – Proposed Development Plan

ACCOMMODATION SCHEDULE

2b/3p House	= 15 no. (70m ² / NDSS)
3b/4p House	= 12 no. (84m ² / NDSS)
4b/6p House (2.5 storey)	= 3 no. (112m ² / NDSS)
Sub-Total	= 30 no
Inspired Living (1b/2p)	= 6 no. (50m ² / NDSS)
Inspired Living (2b/3p)	= 6 no. (61m ² / NDSS)
Sub-Total	= 12 no
Apartments (Block A - 1b2p)	= 28 no. (50m ² / NDSS)
Apartments (Block A - 2b3p)	= 9 no. (61m ² / NDSS)
Sub-Total	= 37 no
Total Dwellings	= 79 no

Existing site access retained and reconfigured to meet adoptable standards

Location of existing bus stop subject to assessment of visibility splays

Bin collection point

Existing cat b trees retained

Existing cat b trees retained

Location of new sub-station subject to development needs

Existing trees retained

Existing access retained

Bin collection point

Existing garages to be demolished, walls with boundary function to be replaced like for like

Adoptable road

Existing cat b trees retained

Public open space

Bin collection point

Adoptable road (shared surface)

New adoptable road

Dual aspect corner plot (SPD distances reduced)

Existing garages removed, brick boundary wall made good / replaced to match existing

KEY

	2b/3p House
	3b/4p House
	4b/6p House
	Apartments (1b & 2b)

	Hard surfacing - Tarmac
	Shared Surface (Contrasted)
	Bin Stores

	Soft Landscaping - Grass
	Soft Landscaping - Shrubs/Meadow
	Existing Trees - Cat B / C
	Existing Trees - To be Removed
	New Trees
	Existing Trees (Uncategorised)

Best Practice Distances (9/13/21m)

Site Boundary

Site external wall - area to be infilled

Site external wall - new opening

Site Area: 14,603m² / 1.4603 Ha

Rev	Date	Comment	Dr	DT	Ch
P17	24.10.25	Planning Issue	AK	DT	
P16	30.09.25	General Update	AK	DT	
P15	03.09.25	Update to reflect latest transport drawing	VT	DT	
P14	27.08.25	General Update	AK	DT	
P13	20.08.25	General Update	AK	DT	
P12	11.04.25	Masterplan updated follow client feedback	DT	RT	
P11	25.03.25	Masterplan updated follow pre-app feedback	DT	RT	
P10	10.09.24	General Update	JB	DT	



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GWPA Ref: (529)2316

Job Title: Livv Housing Gaywood Green

Client:

Livv Housing Group

Proposed Site Plan

Name: (529)2316-GWP-01-00-D-A-(PA)-0010

Scale: 1:500@A1 Revision: P17

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Appendix C – Site Set Up

Heras Fencing
Erection To Secure
Site

One Way System
for Heavy Vehicle
Deliveries

Heras Fencing
Erection To Secure
Site

Material Storage
Area

Tree Protection
Boundary

Tree Protection
Boundary

Pedestrian Site
Entrance
Secure Gates

Tree Protection
Boundary

Tree Protection
Boundary

Tree Protection
Boundary

Site Office, Welfare
and Managed
Parking

Waste/Skips

Tree Protection
Boundary

Workers Carpark

Waste/Skips

Wheel washing
facilities

Heras Fencing
Erection To Secure
Site

HOURS OF WORK Site hours are Monday through to Friday 8.00am to 6.00pm, Saturdays 9.00am to 1.30pm. The site will open at 7.00am to allow operatives times to receive inductions or instructions but noisy operations will not commence until after 8.00am. Sunday and Bank Holiday work is not permitted unless permission is sought from the local authority.

PEDESTRIAN & CYCLE PROTECTION A metal Heras fence will be constructed around the site prior to works taking place which will remain erected to deter unauthorised site access. The Heras fence will only be repositioned at such times to install the permanent site boundary or to allow temporary access in certain areas, however during this time the site boundary will remain secure. All relevant site signage will be displayed at the site entrance.

PREVENTING DEBRIS BEING CARRIED ONTO HIGHWAY The site manager will carry out regular inspections of the surrounding roads to ensure they are kept clean. These inspections will be recorded and kept in the site office. A regular regime of road cleaning using a contracted road sweep will be put in place before work commences on site. Where on-site operations require or where weather is inclement, a wheel-wash will be used for all vehicles as soon as practicable. This is dependant on the local water authority and their timescale for service provision.

TRAFFIC MANAGEMENT All vehicles with the exception of plant will follow pre-arranged routes around the site which are designed to separate vehicles from personnel as far as reasonably practicable. Barriers will be used to provide safe pedestrian routes in areas where traffic and pedestrians are in close proximity. There will be a 5mph speed limit in place on this site. A 'Banksman' will be appointed to control traffic movement around the site. A survey of the surrounding area and access arrangements will determine the most appropriate transport for delivery of building materials and plant.

STAFF PARKING Staff parking will be provided on site as indicated

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GWPA Ref (529)2316

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Site Set Up			
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