

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Application Number: 22/00703/FUL

For: Full Planning Application

Proposal: Residential development for the erection of 20 no. One-Bedroomed Apartments with parking and associated works.

Location: Land Adjacent 71 Brook Hey Drive, Kirkby L33 6UP

Applicant: Livv Housing

No part of the development hereby permitted, including any works of demolition, shall be commenced until a Construction Management Plan that details the means of mitigation of construction effects has been submitted to and approved in writing by the Local Planning (Condition 3).

The Construction Environmental Management Plan (CEMP)

Roles and Responsibilities

The Principal Contractor (RP Tyson Construction Ltd) is responsible for:

- Implementing the CEMP
- Monitoring Subcontractors performance top the CEMP
- Developing and implementing mechanisms for dealing with problems and acting as a point of contact for Consultation and feedback with adjacent neighbours, statutory authorities, the public and other interested parties

Tyson Construction will be responsible for establishing management procedures for compliance with;

- All relevant legislation
- The environmental control and mitigation measures contained in the CEMP and any environmental or other codes of conduct required by the Client

The Site Manager will be responsible for the coordination and implementing of this CEMP and the Company's QuEnSH Manager will ensure that Tyson Construction's CEMP is met.

The CEMP will be made available and accessible to all Site Managers, Contractors and Subcontractors working on site.

Contents

- 1. Construction Traffic**
 - a. Site Layout
 - b. Entrance/exit from the site for visitors/contractors/deliveries
 - c. Schedule for large vehicles delivering/exporting materials to and from site
 - d. Parking for Contractors
 - e. Temporary roads and areas of hardstanding
 - f. Street sweeping, street cleansing and Wheel Wash
 - g. Location of directional signage within the site
 - h. Temporary highway works or closures
- 2. Hours of Working**
- 3. Noise and Vibration**
 - a. Measures to control Noise
 - b. Measures to control Vibration
- 4. Dust and Air Quality**
- 5. Site Set Up**
 - a. Welfare Facilities
 - b. Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition / construction
 - c. Storage of materials and large / heavy vehicles / machinery on site
- 6. Land contamination, Ecology and Ground Water**
- 7. Site Waste Management Plan**
- 8. Pest Control**
- 9. Communication / Community Engagement Strategy**
- 10. Arrangement for Monitoring**
- 11. Considerate Constructors**

1. Construction Traffic

The site is located on the corner of Bigdale Drive and Brook Hey Drive. Proposed traffic route for accessing the site will be along Bigdale Drive, left turn onto Brook Hey Drive and egressing the site back onto Brook Hey Drive and right turn back onto Bigdale Drive.



Key:

Site location



Access



Egress



Appropriate signage will be installed at all access and egress points to inform road users and pedestrians of vehicle movements (indicate any temporary pedestrian diversions). All roads and footpaths around the site will remain open and unobstructed throughout the project. Access to neighbouring properties will remain unaffected, this will be closely monitored.

A **Traffic Management Plan** will outline site access and egress procedures and will be explained to all subcontractors, with copies provided at pre-start meetings.

Material deliveries will take place between 8:00 AM and 4:30 PM daily, with no deliveries on Saturday afternoons.

The works will not compromise the safety of vehicular or pedestrian traffic. Access roads and footpaths will be regularly cleaned, particularly during site preparation works. Vehicle movements will be managed by a trained Banksman.

A **Pre-commencement Inspection** of the adopted highway surrounding the site will be carried out in partnership with KMBC Highways, including a **Photographic Highway Dilapidation Survey**.

1a. Site Layout

Below is the proposed **Site Layout Plan**. This sets out how the site will be managed.

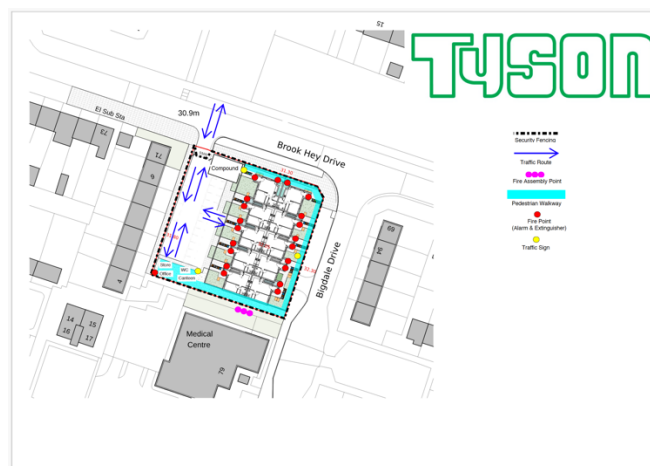


Figure 1 – Site Layout Plan

Any temporary site lighting will be located and positioned so that it does not cause a nuisance or annoyance to nearby businesses / residents.

1b. Entrance/exit from the site for visitors/contractors/deliveries

Access to the site will be along Bigdale Drive, left turn onto Brook Hey Drive and egressing the site back onto Brook Hey Drive and right turn back onto Bigdale Drive. All vehicle traffic will be controlled from the front gates.

Whenever vehicles are entering or leaving the site, they will be under the control of a skilled, knowledgeable, experienced, trained Banksman.

All existing roads and footpaths around the site will be kept open and clear of obstructions throughout the course of the contract. Notices will be clearly displayed showing pedestrian routes where they may be diverted or adversely affected by the works.

1c. Schedule for large vehicles delivering/exporting materials to and from site

Delivery / Exporting times will be 8.00am – 4.30pm (Monday to Friday).

Delivery and exporting drivers, will phone the Site Manager before reaching the main site gates. The Site Manager will in turn arrange for a banksman to meet the driver and guide control and monitor the movement of the vehicle onto and off the site. This is to ensure that there are no encroachments by third parties, into the path of any delivery / exporting vehicles.

1d. Parking for Subcontractors

Subcontractor and site operative's vehicles will be parked on site, where this cannot be accommodated Subcontractors will park on the adjacent streets, ensuring that no neighbours are affected.

1e. Temporary roads / areas of hard standing

There will be a hard standing at the site entrance (adjacent to the Wheel Wash facility), there will be no temporary haul road.

1f. Street Sweeping, Street Cleansing and Wheel Wash

Mud, Loose material and dust nuisance can be a major issue during construction work, resulting from activities such as demolition / excavation and vehicles exiting the site.

Methods to reduce the risk that mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving include the following:

- Installation of wheel washing facilities at site entrance/exits.
- Jet washing vehicles wheels and under chassis.
- Using sealed or sheeted containers/skips for waste materials.
- Ensure 'muck away' wagons are sheeted-up if the load contains dust or loose materials.

The **Wheel Washing** facility will comprise;

- A Karcher 180psi pressure washing unit (61 dB) with hose and lance. The jet wash will either be used instead of the Wheel Wash (if the wheels are dusty) or in combination with the Wheel Wash (for initial excess mud removal – prior to the vehicle going through the Wheel Wash).

Any run off from the Wheel Wash area will be drained via a catch pit.

The public highway will be regularly inspected and a mechanical **Road Sweeper** will be used to ensure that the highway is maintained in a clean and safe condition.

1g. Location of directional signage within the site

Whenever vehicles are entering or leaving the site, they will be under the control of a skilled, knowledgeable, experienced, trained Banksman. There will be **Traffic Control Signs** placed at strategic areas on site. These will generally consist of directional arrows, 5 mph signs and pedestrian clear access ways.

1h. Temporary highway works or closures

There are no anticipated highway closures required on this project. However, there will be a point where drainage connections may be required to connect into existing services. This work will be scheduled for a weekend to minimise inconvenience.

2. Hours of Working

- Monday to Friday: site opening hours will be 8.00am to 6.00pm (works 8.00am to 4.30pm).
- Saturday: site opening hours 8.00am to 1.00pm.
- Sunday and Bank Holidays: site will be closed.

No plant will operate before 8.00 am.

Material Deliveries: 8.00am – 4.30pm daily, no deliveries will be made on a Saturday afternoon.

Plant and material deliveries will be carefully planned and closely monitored to minimise nuisance and inconvenience to nearby residents.

3. Noise and Vibration

3a. Measures to control Noise

To mitigate noise, Tyson Construction will implement measures in line with BS 4142:2014+A1:2019 ("Code of Practice for Noise and Vibration Control on Construction and Open Sites"), BS 5228 ("Noise at Work Regulations 2005") and all relevant legislation and standards.

- Working hours: 8:00 AM – 4:30 PM
- Equipment maintenance: All plant, tools, and machinery will be regularly serviced for optimal performance and minimal noise output.
- Silencing & immobilisation: Equipment will be adequately silenced and turned off when not in use.
- Records & compliance: Test certificates, maintenance logs, and daily inspection sheets will be retained on-site.
- If any operation exceeds acceptable noise levels per the Construction, Design and Management Regulations 2015, baffles will be introduced and personal protective equipment will be provided for workers.
- All regularly used vehicles will be fitted with white noise/broadband reversing alarms.
- The volume on radios / portable speakers will be kept to a minimum so as not to create a nuisance to neighbours.

The Site Manager is responsible for monitoring noise levels and ensuring mitigation measures are implemented as needed.

The Site Manager will enforce these guidelines during Site Inductions and Toolbox Talks to ensure compliance throughout construction. Local Noise Abatement Enactments will be observed at all times and noise control will be a key factor in site management.

Noise Exposure Limits

Noise is measured in decibels (dB(A)), with exposure values averaged over time (L_{EX,8h} or LEPd).

The defined action values are:

- **Lower Exposure Action Value:** 80 dB(A) L_{EX,8h}
- **Upper Exposure Action Value:** 85 dB(A) L_{EX,8h}

A noise assessment will be conducted before work begins, at key locations around the site and near operating plant. Further assessments will be carried out periodically, ensuring noise levels remain controlled. If readings exceed 85dB(A) L_{EX,8h}, the Site Manager will take corrective action.

3b. Measures to avoid vibration

There is no requirement for piling. The proposed foundation strategy is strip mass fill concrete footing.

4. Dust and Air Quality

Tyson Construction is committed to minimising air quality impacts from construction traffic. We will manage traffic circulation to prevent idling near residential areas, public buildings, and pedestrian or cyclist routes.

We recognise that demolition and construction can temporarily affect local air quality, primarily through increased particulate matter and dust.

To mitigate this, we follow guidance from the Institute of Air Quality Management's "Air Quality Monitoring in the Vicinity of Demolition and Construction Sites" (Oct 2018, v1.1).

Based on our site assessment - where the likelihood, probability and severity of dust emissions are rated as Medium - appropriate mitigation measures, such as perimeter netting, have been implemented.

The resulting risk assessment is Medium to Low, and Low, categorising the site as negligible to low risk, meaning quantitative air quality monitoring is not required. However, visual monitoring will be conducted, tracking dust dispersion and deposition.

The Site Manager will regularly assess weather conditions and construction activities that may contribute to dust generation.

Measures to minimise dust include:

- Erecting barriers such as site hoardings and debris netting.
- Using water suppression (via mains-fed water browsers or hosepipes) during dry, windy conditions.
- Sheeting 'muck away' wagons when transporting dusty materials.
- Damping down haul roads, stockpiles, and demolition sites.
- Seeding stockpiles for long-term dust control.
- Containing waste in sealed or sheeted containers/skips.
- Minimising on-site cutting and grinding, using water suppression where necessary.

If any third party raises concerns about air quality, we will escalate mitigation measures to reflect a Medium–High risk level and conduct quality monitoring.

5. Site Set Up

5a. Welfare Facilities

The site welfare facilities will include;

- Offices for the Site Manager / Supervisor and Resident Engineer, Dimension – 10m x 2.4m x 2.4m
- Adequate canteen with facilities for heating food, boiling water for drinks and taking breaks., Dimension – 10m x 2.4m x 2.4m
- Facilities for storing and drying clothing & PPE (a section of the canteen arrangements)
- Adequate toilet facilities with hot running water for washing with Dispenser soap and towels, Dimension – 4m x 2.4m x 2.4m
- A storage container will be sited adjacent to the parking area as shown on the layout drawing the dimensions of are – 7m x 2.4m x 2.4m

The facilities provided will satisfy the requirements of CDM Regs 2015. They will be maintained in a clean condition and available to all site staff.

5b. Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition / construction

All works will be contained inside the site boundary. Both the demolition and the construction phase will be totally managed, monitored and reviewed by the resident site manager, to ensure that no working activity affects any third party off site. Security to the site will be inclusive of erecting site hoardings / Heras type fencing 3m high with the introduction of CCTV Cameras This will remain in place until the latter stages of the development. The fencing will be inspected daily by the site manager, to ensure that no working activity affects any third party off site. Monitored CCTV Cameras will be used to further secure the site.

5c. Storage of materials and large / heavy vehicles / machinery on site

The Site Layout Drawing (section 1a), sets out the storage of plant and materials used in constructing the development. Materials will be delivered as required in order to minimise the quantity stored on site. No off loading or storage of any materials will take place on adjacent streets.

6. Land Contamination, Ecology and Ground Water

We will protect and promote biodiversity.

Prior to construction works starting a **Preliminary Risk Assessment** will be undertaken to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

This will be submitted to and approved in writing by the City Council as the LPA.

In the event of the Preliminary Risk Assessment identifying risks which (in the written opinion of the LPA) require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the **Site Investigation Proposal**) has been submitted to and approved in writing by the City Council as LPA.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as LPA.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied,

then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as LPA and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

7. Site Waste Management Plan

A Site Waste Management Plan is incorporated with the Construction Phase Plan.

The plan sets out the anticipated nature and volumes of waste that the development will generate; where appropriate, the steps to be taken to ensure the maximum amount of arisings from the ground works is incorporated within the new development; the steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, storage, recovery and recycling facilities; and any other steps to be taken to manage the waste that cannot be incorporated within the new development or that arises once the development is complete.

There will be no burning of materials on-site during construction work.

A Site Waste Management Plan is attached to this document as an Appendix.

8. Pest Control

Pre-commencement investigations will be carried out by a suitably qualified person. If evidence of rodent activity is found on site, baiting will be carried out on a weekly basis for the duration of the development. A record of baiting and dead rats will be kept on site. This programme has commenced.

9. Communication / Community Engagement Strategy

Contact details for the Site Manager and Head Office will be displayed clearly at the site entrance.

Head Office (emergency contact number):

01253 696800

info@tysonconstruction.co.uk

Contract Manager:

Scott Eastwood

Scott@tysonconstruction.co.uk

We will engage with all local neighbouring residents, we will keep them informed about the project by carrying out mail drops prior to the start of the project and also throughout the duration of the project:

- Initial – passing information about the project, number of dwellings, start date, times, site personnel, contact numbers, expected finish date
- Ongoing – Demolition, excavation, piling, construction phases, Carriageway works, landscaping
- Proactive / reactive – this will depend on complaints, unforeseen changes in design or build, unforeseen procedural changes, changes of staff etc.

A coordinated **Communication Strategy** will be in place with the adjacent developer / landowner – so that any queries or complaints (in association with the construction works) from neighbouring residents can be managed effectively.

10. Arrangement for Monitoring

The Site Manager will monitor the environmental effects of the construction phase on a daily basis and working together with the Company's QuEnSH Manager will ensure that the works are carried out in accordance with the provisions of the CEMP.

11. Considerate Constructors

In order to aid with compliance, the project will be registered with the 'Considerate Constructors Scheme' (CCS). Contractors who register with the scheme are required to demonstrate the implementation of a five point 'Code of Considerate Practice'.

The five categories within this code are set out below.

- **Appearance:** Constructors should ensure sites appear professional and well managed.
- **Respect for the Community:** Constructors should give utmost consideration to their impact on neighbours and the public,
- **Protect the Environment:** Constructors should protect and enhance the environment.
- **Secure Everyone's Safety:** Constructors should attain the highest levels of safety performance
- **Value their Workforce:** Constructors should provide a supportive and caring working environment.

Evidence of registration will be displayed in prominent locations on site signage. The contractors can expect at least 2 no. visits from a representative of the CCS. The first will be to conduct an initial site audit against the Code of Construction Practice. This will result in an assessment of performance and advice on identified best practices and improvement areas with the issue of certification. The second visit will be to review any changes made, with a re- assessment and re-certification.

Appendix

Site Waste Management Plan

2nd May 2025