

Black Oak Developments Ltd. Code of Construction Practice

General

1. This Code of Construction Practice (CoCP) relates to the construction of approved application 20240998, the erection of a three story building with rooms in the roof space to provide 14 x two self contained flats, with associated access, car parking and amenity space. It sets the standards to be implemented throughout the construction process to uphold Black Oak Developments Ltd duties as the Principle Contractor.
2. The CoCP is a strategic document based on available outline design information. It provides a framework of key measures for managing the potential environmental impact of constructing the project that all construction staff and sub contractors will be required to follow. It covers the environmental aspects of the projects construction phase that may affect the interests of local residents, businesses, the general public and other sensitive receptors in the vicinity of the construction site.
3. The term “construction” in CoCP includes all site preparation, demolition, material delivery, excavated material disposal, waste removal and all related engineering and construction activities as defined in the planning application.
4. The CoCP incorporates legislative requirements, current guidance and best practice measures to define the standards of construction practice required by the client. However, compliance with this CoCP will not absolve the Principle Contractor or sub contractor from compliance with all legislation and bylaws relating to their construction activities.

Implementation of the Code.

5. The CoCP will be implemented during the planning and undertaking of construction works through a series of detailed method statements to be prepared by Black Oak Developments Ltd or sub contractors. The method statements will build on the principles and standards from the CoCP and set out how the individual construction task will be undertaken, the plant/equipment required, the environmental controls that will be in place and the roles and responsibilities of the construction team.

Training and Competence.

6. All levels of site staff will have a responsibility to minimise the risks to the environment from the activities on site and steps will be taken to make them aware of these duties and the environmental requirements of the CoCP. Contractors will be required to operate induction schemes for all personnel to ensure that they are aware of their individual responsibility to comply with the CoCP.
7. Contractors will also be responsible for employing an appropriately qualified workforce and for identifying the training needs of their personnel.

Supervision.

8. Sufficient suitably qualified and experienced personnel will be appointed by Black Oak Developments Ltd to supervise the main construction works.

General Requirements

Approach to Construction

9. The development will be constructed in an environmentally sensitive manner and will meet the requirements of all relevant legislation, codes of practice and standards. The client will review the environment performance of the main construction as part of the tender selection process.

Health and Safety Principles.

10. The client and Black Oak Developments Ltd will apply appropriate industry standards for health, safety and welfare of its employees. It will ensure adequate arrangements are in place for the discharge of all its duties under the Construction (Design and Management) Regulations 2015 (CDM).

Local Community Liaison

11. Prior to commencing main construction activities, occupiers of premises in the vicinity of the work will be notified of the nature of the proposed works and contact details to which any enquires should be directed.

12. The Principle Contractor will establish a system for dealing with enquiries or complaints from the public, local authorities or statutory consultees. Any complaints that may arise will be logged, reported and addressed.

13. All complaints will be logged and investigated. Where required, mitigation will be implemented and the action taken recorded.

Working Hours

14. The typical working hours will be from 07:00 - 18:00 hours (Monday to Friday) and from 08:00 - 13:00 on Saturday. Construction personnel and deliveries will arrive at, and depart from site up to one hour before and after the typical hours.

15. From time to time specific elements or phases of the project by their nature may require work to be undertaken outside of the typical working hours, either to meet construction sequence or to complete specific work processes. On these occasions the Principle

Contractor shall provide details of the type and nature of the works in advance to the Local Authority and take all reasonable steps to ensure that the work is not audible within the nearest residential dwelling.

16. By exception, and only in the case of an emergency, work may be undertaken outside of the core hours without notification to the Local Authority.

Construction Site layout and Good Housekeeping

17. To reduce the likelihood of either an environmental incident or nuisance occurring, the following measures will be implemented, where relevant:

- Cleanliness of working area, treatment of perimeters and provision of adequate staff facilities.
- Secure storage of waste on site to prevent wind blow. Regular collection of waste from the site.
- Effective preventative pest and vermin control, including arrangements for disposing of food waste. If infestation occurs, Black Oak Developments Ltd will take prompt action to eliminate the infestation and prevent further occurrence.
- Prohibition of open fires, and a requirement to take measures to minimise likelihood of fires.
- Maintenance of wheel washing facilities or other containment measures.
- The layout and where possible, the location of site accommodation to avoid overlooking residential property.

Site Lighting

18. Site Lighting and signage will be provided to enable the safety and security of the construction site. Lighting will be at the minimum luminosity necessary and use low energy consumption fittings.

19. External lighting will comply with the Institution of Lighting Engineers “Guidance Notes for the Reduction of Obtrusive Light” (2005) and “Reduction in Light Pollution” (2000)

Site Security

20. The site boundary will be secured so that the opportunity for unauthorised entry is minimised. Access to the site will be limited to a specified entry point and personnel entrances / exits will be recorded for security and health and safety purposes.

Hoardings, Fencing and Screening

21. The following measures will be applied as appropriate.

- Provision and maintenance of adequate fencing and hoardings to an acceptable condition to prevent unauthorised access to the construction site; and
- Providing site information boards with “out of hours” contact details, contact information for comments / complaints.

22. The type of screening or fencing used will be selected to suit the location and purpose. All boundary fences/ screens will be maintained in a tidy condition and fit for purpose.

23. All construction areas will remain securely fenced at all times during construction. All temporary screening and fencing will be removed as soon as reasonably practicable after completion of the works.

Pollution Prevention Measure

24. Black Oak Developments Ltd will develop and implement appropriate measures to control the risk of pollution due to construction works. This will include a pollutant incident control plan which recognises the risk of pollution from construction activities and presents pro active management practices to ensure that any pollution incident that may occur (e.g a diesel spill) is minimised, controlled, reported to relevant parties and remediated.

Emergency Preparedness

25. The client and Black Oak Developments Ltd will ensure that emergency procedures are developed for the site. The procedures will be appropriate to the anticipated hazards and the specific layout of the site. The emergency procedure will contain emergency phone numbers and the method of notifying statutory authorities. Contact numbers for the key staff of the nominated undertaker will also be included.

Fire Prevention and Control

26. The construction site and associated accommodation and welfare facilities will have in place appropriate plans and management controls to prevent fires.

Management of Environmental Issues

Ecology and Nature Conservation

27. Black Oak Developments Ltd will ensure disturbance and potential contamination to the wider area is minimised.

28. Habitat avoidance is primarily achieved by following the existing roads and paths wherever possible, minimising impacts on undisturbed habitat areas.

29. Care will be taken to ensure that hoarding or fencing will be erected in a way which will not cause additional damage to the habitat.

30. Dust generated during construction would be surpassed by the use of damping using bowsers or other measures.

31. An appropriate emergency plan relating to unexpected spillages, leakages or other contamination incidents would be in place, and all operatives and contractors would be briefed on the appropriate actions to take.

Transport

32. All site traffic access will be gained through the existing site entrance/exit on Vale Road.

33. The traffic management measures to be adopted will include the following:

- All vehicular access during construction would be taken from the existing entrance/exit located on Vale Road.
- Black Oak Developments Ltd will avoid all HGV movements during peak periods (typically weekdays 08:00 - 09:00 and 16:00 - 17:00).
- Where practical, use of local suppliers so as to minimise the distance travelled by HGVs.
- Wheel wash facility will be provided within the sites curtilage to ensure mud and dust is not deposited on the public highway.

34. All contractors, subcontractors and personnel will not park on a public highway. All parking will be provided on site.

35. All deliveries will be unloaded and stored on site and at no time be left on public highway.

36. All plant, machinery and equipment will be kept on site and not on the public highway.

Air Quality

37. The following measures are taken from the Air Quality Management's guidance (IAQM, 2014 "Guidance on the Assessment of Dust from Demolition and Construction Sites") based on a medium dust impact risk.

Table 37.1: IAQM Mitigation Measures

Communications

- Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager.

Site Management

- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.
- Make the complaints log available to the local authority when asked.
- Record any exceptional incidents that cause dust and/or air emissions, either on - or off-site, and the action taken to resolve the situation in the log book.

Preparing and maintaining the site

- Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible. Using screening intelligently where possible - eg.
- Erect solid screens or barriers around the site boundary.
- Avoid site runoff water or mud.
- Keep site fencing, barriers and scaffolding clean.

Operations

- Ensure an adequate water supply on the site for effective dust/particulate matter suppression / mitigation, using non-potable water where possible.
- Use enclosed chutes, conveyors and covered skips, where practicable.
- Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.
- Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.

Waste Management

- Avoid bonfires and burning of waste materials.

Medium risk measures specific to construction

- Ensure sand and other aggregates are stored in bonded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.

Medium risk measures specific to trackout

- Use water-assisted dust sweeper(s) on the access and local roads, to remove, as soon as practicable any material tracked out of the site. This may require the sweeper being continuously in use.
- Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.
- Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as practicable;
- Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site).