

NYMNPA

17/05/2022

Construction Environmental Management Plan (CEMP)

For

Construction of a Garage to the east of

2 Railway Cottages, Ruswarp, YO22 5HL



TM
bhd
partnership

Address: Airy Hill Manor, Whitby, North Yorkshire YO21 1QB

Tel: 01947 604871

Email: general@bhdpartnership.com

Website: www.bhdpartnership.co.uk

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1.0 The CEMP

Following the approval of a Planning Application for a detached garage adjacent to 2 Railway Cottages, Ruswarp, the Planning Authority requested a CEMP be provided.

This is noted in condition 7 of approval NYM/2021/0410/FL.

2.0 The Site

The site is to the south bank of the River Esk in the village of Ruswarp. It is also immediately adjacent to the Railway line, as the name suggests they were originally constructed for railway workers.

Ruswarp does have a conservation area but this is to the north of the river and is shown coloured green on the attached plan, Appendix B.

More relevant to the CEMP is the attached extract from the Environment Agency Flood Map, Appendix A. This shows the site being split between Flood Zone 2, which encompasses the house and drive and also Flood Zone 3, which covers the garden area to the east. This garden area is also where the garage is to be built.

3.0 Management Plan

3.1 Risk to the Environment

As the building site is located within an area of Flood Zone 3, the probability of flooding is noted as 'high'.

The identified risk is that a flood during construction could wash construction materials into the adjacent river.

3.2 Site levels

It is noted that the drive and house have been constructed at a higher level to the garden to the east. It appears as a specific drop off the edge of the drive.

3.3 Mitigation measures

During the building works, all loose or stored materials are to be placed on the drive adjacent to the house. This area of land is within Flood Zone 2, noted as medium risk of flooding. This, therefore, reduces the risk. The area for storage is shown on the drawing D12102-02B.

3.3 Mitigation measures continued

Due to the minor nature of the works Plant required will be minimal.

It is believed that the requirement will be for:-

Cement mixer throughout the job

Excavator for site strip/foundation excavation

One concrete delivery.

Cement mixer

Situated to the North of the drive on the hardstanding, see 'waste disposal'

Operation to be electric from the house

Excavator

Refuelling to occur on the higher drive level if required.

Sand to be available to spread and soak up any spills. This would be removed into the skip.

Concrete Delivery

This will be on one day only.

The concrete wagon will stay on the higher level.

The area below the chute will be sheeted to collect any spills

Waste Disposal

Waste from cement mixer cleaned daily into adjacent skip which is waterproof and 900mm high

Other general waste, excess materials, offcuts etc where not reusable will be put in the skip each day.

The works are also to be carried out during the Spring and Summer months, again reducing the risk of serious flooding.

Appendix A - Environmental Agency Flood Map for Planning

Flood map for planning

Your reference	Location (easting/northing)	Created
12102	488949/509019	7 Mar 2022 12:25

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

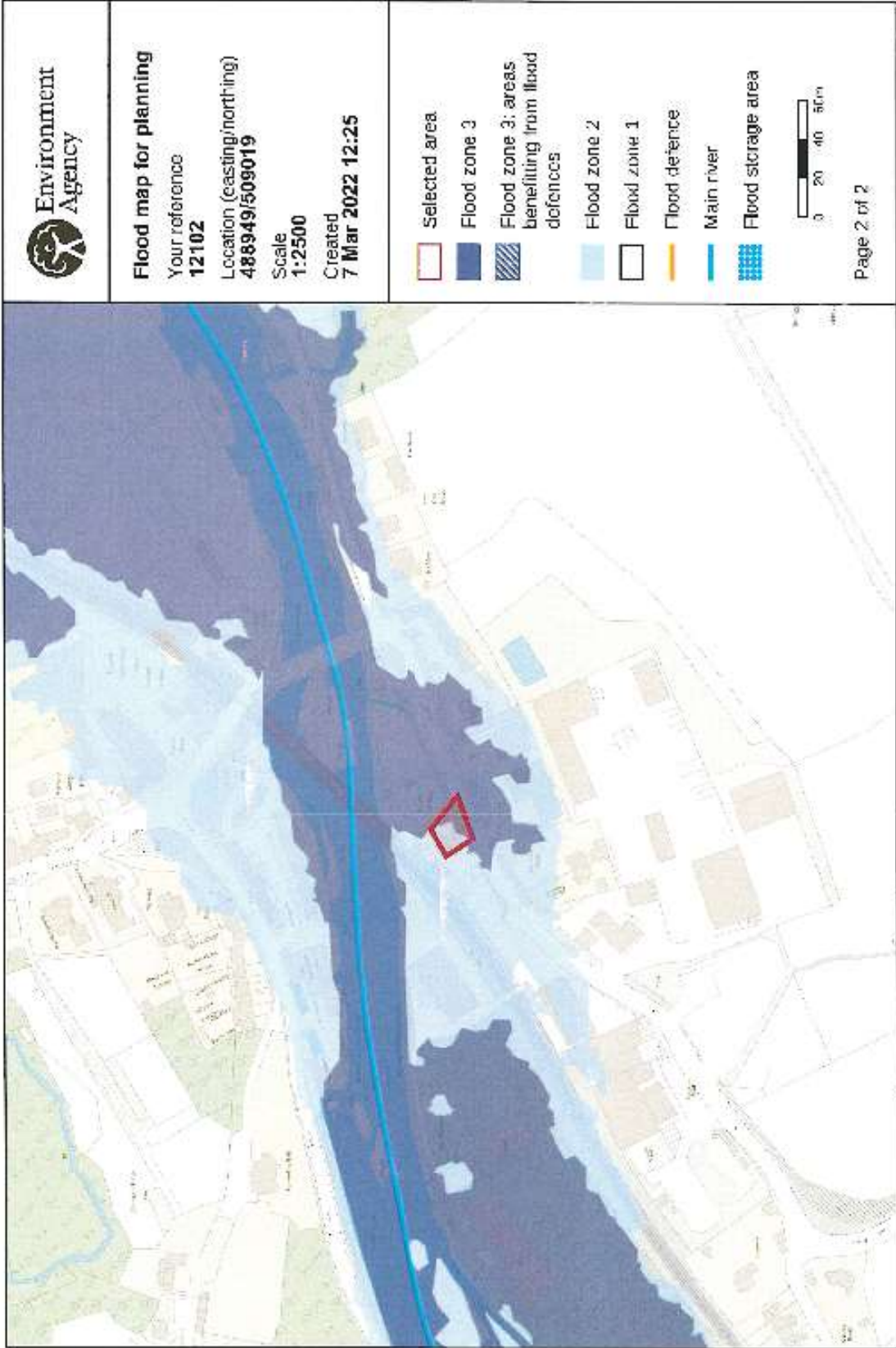
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Appendix B – Scarborough Borough Council Local Plan Policies Map

