



Construction and Environmental Management Plan

Project: **Beach Huts, South Shields**

Job Number: **S5161**

Date: **06/07/2026**

Revision: **P01**

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Building Design Northern (Ltd.)

Section 1 – Site Contacts

1. Full postal address of the site and the planning reference relating to the Construction works:

Site of Former Frankies Café, South Promenade
Sea Road
South Shields
NE33 2LD

Planning ref: ST/0689/23/OUT

2. Contact details for the person responsible for submitting the CEMP:

Building Design (Northern) Ltd
The Old School
Simpson Street
Sunderland
SR4 6DR

3. Registered contact address details for the main contractor responsible for undertaking the works:

Marikal Ltd
The Old School
Simpson Street
Sunderland
SR4 6DR

4. Full contact details of the site and project managers responsible for day-to-day management of the works:

Project Manager:

Building Design (Northern) Ltd.
The Old School
Simpson Street
Sunderland
SR4 6DR

Site Manager:

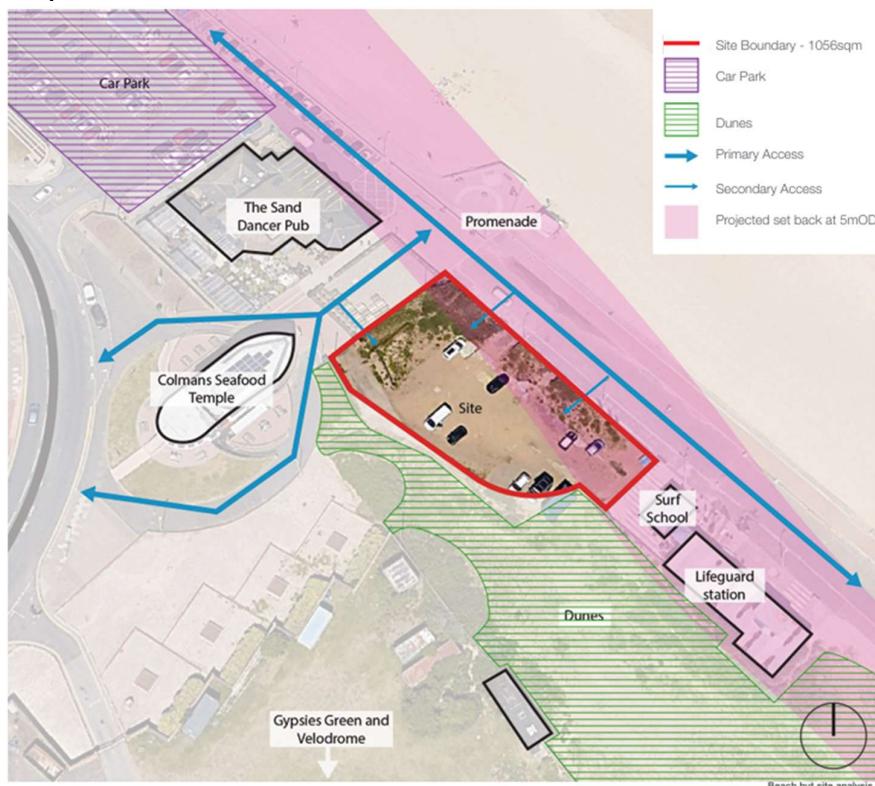
Marikal Ltd
The Old School
Simpson Street
Sunderland
SR4 6DR

Section 2 – About the Site

5. Site location plan and a brief description of the site and surrounding area for which the CEMP applies:

- The site is located on the former Frankies Ritz Café, which was demolished in the late 20th Century. The remaining floor plate (and boundary wall enclosure) currently serves as a car park to the surrounding businesses.
- The proposed site consists of new beach hut accommodation, retail pods, a small site office, toilets, waste store and cycle store.
- The Sand Dancer pub sits adjacent to the North of the site, with Colmans Seafood Temple to the Northwest and Surf school & Lifeguard station to the South. The site is also bounded by the promenade to the East, and dunes to the West.
- Access and egress for vehicles is feasible via Sea Road (A183) to the North of the site. Following negotiations with South Tyneside Council during the planning period, the agreed access for vehicles / deliveries is through the public car park, crossing on to the existing promenade, through a council-managed traffic barrier on the promenade and in to site. This route will always remain clear to ensure emergency or maintenance vehicles can utilise when required. An established pedestrian pathway passes between the site, Colmans Seafood Temple and the Sand Dance pub, and this will be maintained throughout the project.

Proposed Site Location



6. Brief description of the construction works including the size and nature of the development:

- The proposed site consists of new 20no. beach hut accommodation, 13no. retail pods, a small site office, 2no. toilets, waste store and cycle store. Utilities, drainage, hard surfacing and landscaping are also to be undertaken to the wider site.

7. Nearest potential receptors (dwellings, business, etc.) likely to be affected by the activities on site (i.e. noise, vibration, dust, fumes, lighting, etc.):

- The Sand Dancer pub to the North of the site.
- Colmans Seafood Temple to the Northwest.
- Surf school & Lifeguard station (recently demolished) to the South.
- Principal traffic from Sea Road (A183).
- Pedestrians using promenade to the East, or pathway between the site and Sand Dancer Pub / Colmans Seafood Temple.

8. Standard working hours for this site are as follows:

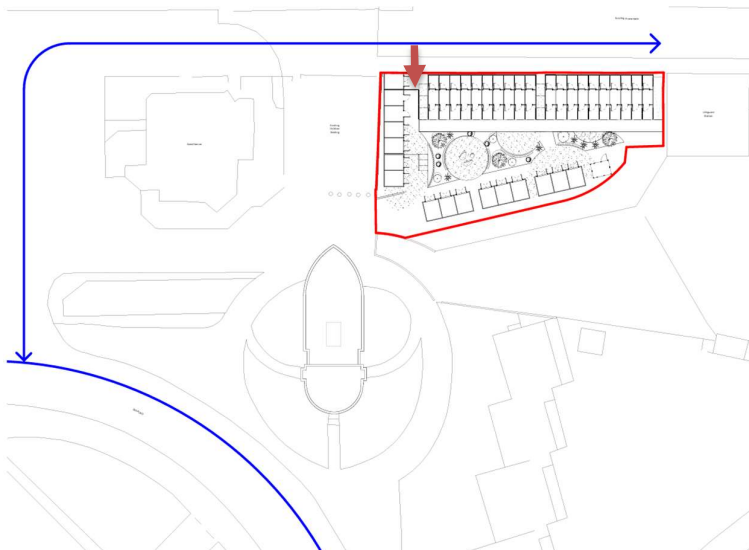
- No demolition/construction activities shall take place outside the hours of 0800 – 1800 Monday to Friday or 0900 – 1300 on Saturdays, with no work on Sunday and bank holidays.
- Where lighting levels prior to site closure require the use of floodlights, the location, height and angle should be managed to prevent any glare impacting neighbouring premises.

9. Any changes to services that are proposed to be carried out that would be linked to the site during the works:

- Contractor will discuss installation dates with the utilities suppliers, agree trenching details with them and coordinate installation dates with approval of highways department.

10. Proposed construction and delivery traffic access and egress routes to and from the site:

- All deliveries to site are to be made via Sea Road (A183). The development plans to utilise the promenade to the East of the site in accordance with South Tyneside Council Highways Officer's requirements. See image below demonstrating the agreed routing for all construction deliveries:



- Pedestrian access will utilise the current walkways in place that circumnavigate Colmans Seafood Temple; and the walkway between the site and the Sand Dance pub.
- These systems are implemented to avoid both delays and risks to Sea Road users, whilst mitigating the impact on potential receptors. Directional signs will be provided along with site entrance warning signage.
- Vehicle turning areas will be provided on site, and no vehicles will be permitted to reverse without the presence of a banksman.
- Discussions will be held with The Sand Dancer Pub, Colmans Seafood Temple, the Surf School and the Lifeguard Station to co-ordinate all access / delivery requirements.
- Construction vehicle movements will be restricted to site working hours and will generally be between 9:00am to 4:30pm on weekdays, and between 9:00am and 1:00pm on Saturdays. Deliveries to be planned to avoid peak times and avoid any build-up of delivery vehicles.
- All construction vehicles will be managed and prevented from causing obstructions to the highway.
- The Contractor will form a wheel washing station prior to vehicles exiting site. A hose and pressure washer will be provided to prevent any dirt/dust leaving the site.
- Site speed limits (10mph) to be signed around the site, with any pedestrian crossing points to be clearly displayed, and any associated warning signs to be included.

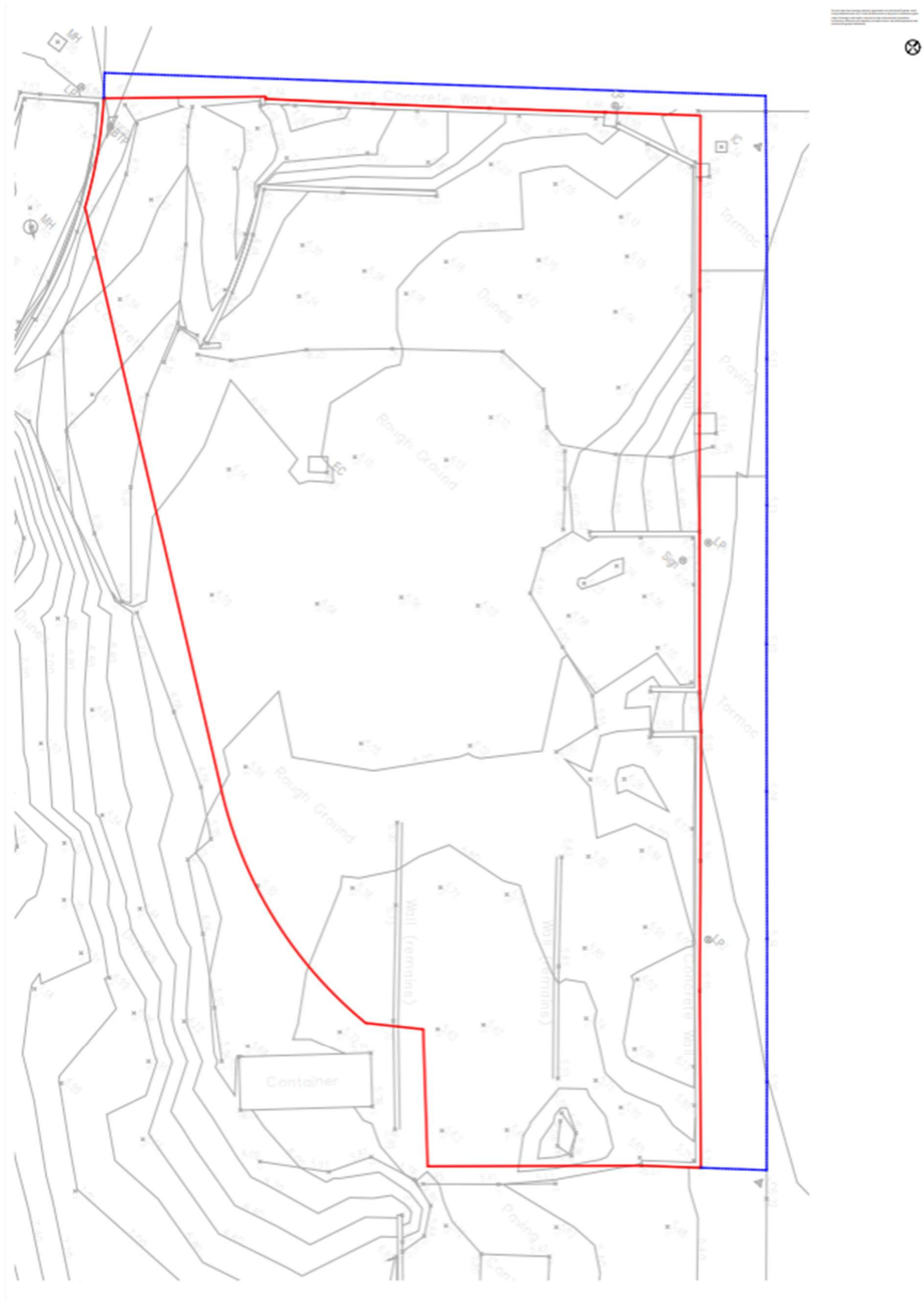
Examples of relevant site signage to be installed at key locations during the construction phases:



Proposed initial construction method prior to site accessibility:

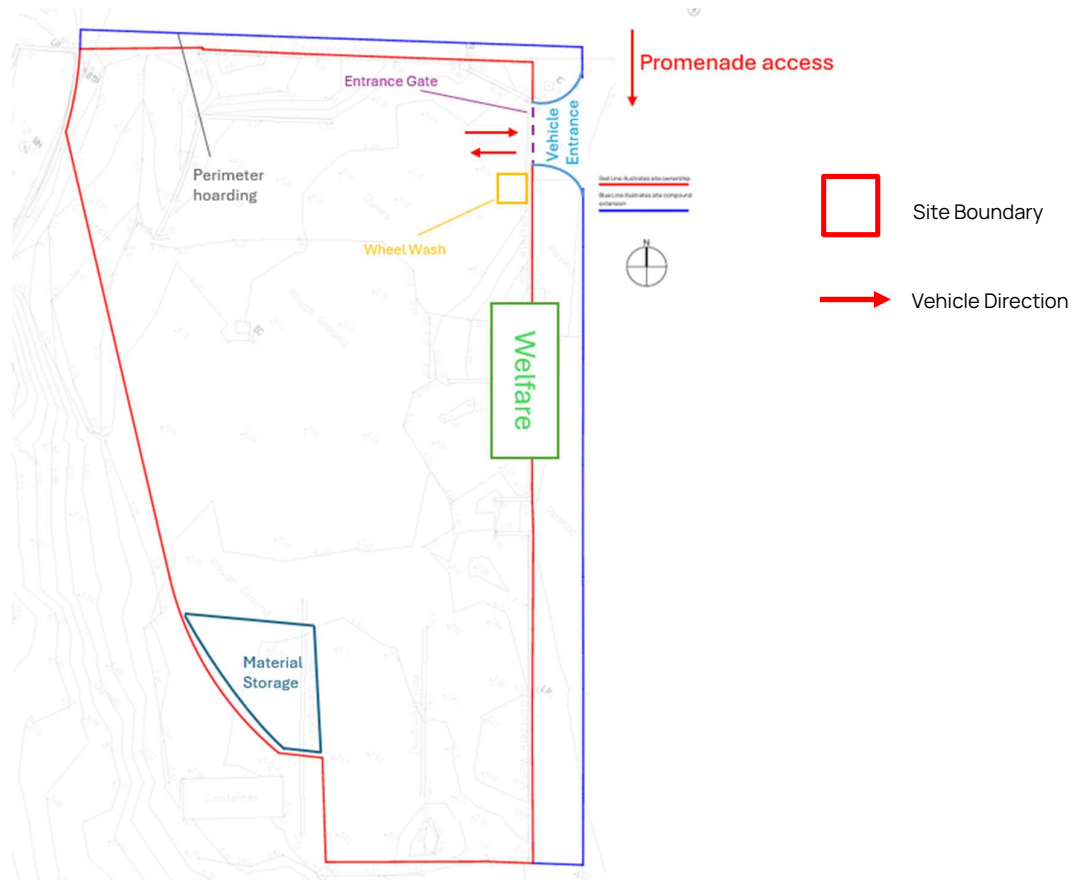
- Welfare facilities to be provided on site. Hot and cold running water, mess facilities and WC provided in line with HSE regs.
- Entry to the site is to be mitigated as much as practicable with gated access to be provided with a suitable step back to prevent blocking the public highway.
- The site boundary will be hoarded in 12mm spruce ply at a 2.4m height and will be maintained throughout the construction period providing a secure perimeter. The contractor has also obtained a permit with South Tyneside council to extend this hoarding to 1.5m beyond the red line boundary to the North of the site (adjacent to The Sand Dancer pub), and 3m to the East of the site (promenade). Proposed hoarding plan shown on following page.

Proposed hoarding plan



Construction Phase Set up:

- Once site enabling works are complete and hoarding has been erected, the new vehicular access will be created for construction deliveries to the site. The proposed landscaped area to the centre of the site will be utilised for vehicle turning and material unloading, with vehicles exiting via the same entry/exit point.
- Areas designated on the site plan below will be utilised for site welfare and material storage (including unloading).



Section 3 – Environmental Issues

11. Details of noise reduction methods, outlining how the construction works are to be carried out:

- Standard construction hours as above.
- The use of quieter alternative methods or mechanical plant, where reasonably practical.
- The contractor will locate plant, equipment, site offices, storage areas and worksites away from neighbouring properties where reasonably practical.
- Machines and equipment, in intermittent use will be shut down or throttled down to a minimum when not in use.
- The use of site hoardings (or portable screens where practical). All site hoarding to be installed in accordance with the ecology information provided within the Ecology report previously submitted and agreed with South Tyneside Council.

- Maintaining and operating all vehicles, plant and equipment such that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.

12. Details on how dust nuisance arising from dusty activities, on site, will be prevented:

- During works the main air pollution emissions are the dust generated when building materials are broken up and the fumes from machinery. The contractor will use hoses to saturate all dusty materials with water during the process and whilst loading the waste materials for disposal.
- Machinery exhaust emissions will be kept as low as is practical by using well maintained vehicles and machinery at all times.
- Wet dust suppression should be provided to masonry cutting tools. Where possible, a direct connection to mains water should be used to ensure a continuous flow rate without the need for a pressurised water tank.
- Hoarding will be erected along the perimeter of the site boundary. This will reduce the visual impact and provide protection for the construction workers and public.
- A toolbox talk will be given to all operatives involved in the groundworks regarding unexpected contamination (including ACM's). All operatives on site will have Asbestos awareness training.
- Machine/Excavator drivers will be accompanied with a trained and competent banksman/top-man monitoring the spoil as excavated at point.
- Burning of any materials on site will not be allowed.

13. Procedures for vehicles taking spoil to/from the site to prevent spillage or deposit of materials on the highway:

In order to minimise waste and reduce the environmental impact of the construction works, the following measures will be employed:

- Where possible, segregated skips will be provided on site, or alternatively, the waste management company employed on the project will remove all waste to a waste transfer station, where it will then be segregated.
- Wherever possible, excessive packaging will be avoided and materials will be ordered in correct unit sizes to minimise off cuts and waste.
- All waste will be removed by licensed contractors and taken to licensed facilities, with copies of all relevant records and documentation retained on site.
- Material storage will be planned and managed to avoid any unnecessary waste.
- All spoil taken to / from site to be fitted with appropriate sheeting to prevent spillages onto the highway.
- Close consideration will be given to the waste minimisation hierarchy – eliminate, reduce, re-use, recycle and dispose.

14. Details of waste disposal and recycling:

In order to minimise waste and reduce the environmental impact of the construction works, the following measures will be employed:

- Where possible, segregated skips will be provided on site, or alternatively the waste management company employed on the project will remove all waste to a waste transfer station, where it will then be segregated.
- Wherever possible, excessive packaging will be avoided and materials will be ordered in correct unit sizes to minimise off cuts and waste.
- All waste will be removed by licensed contractors and taken to licensed facilities, with copies of all relevant records and documentation retained on site.
- Material storage will be planned and managed to avoid any unnecessary waste.
- Close consideration will be given to the waste minimisation hierarchy – eliminate, reduce, re-use, recycle and dispose.

Section 4 – Site Safety

15. Associated Risk Assessment:

- The Site will be set-up in line with current CDM regulations, providing all necessary amenities for Site operatives and staff, storage containers and cabins are to be of secure type and single stack only to prevent overlooking of any adjacent properties. The site area will be secured with hoarding to the site boundary and will provide sufficient welfare / storage for operatives and visitors, for the purposes of construction.
- Gates are to be located to allow for access/egress and secured with chain and pad-lock when the site is not in attendance, an individual pedestrian gate shall be positioned to allow safe pedestrian access into the site. All deliveries to site are to call ahead of ETA to ensure access is available and allows for site vehicles to safely leave the carriage.
- Site delivery vehicles are to make a safe turn in the road into the site off Sea Road (A183), following the one way system and exit back out on to Sea Road. Any use of additional areas of the site is to be co-ordinated with the Site manager.
- Construction vehicles will be managed and prevented from causing obstructions to the A183 or other local receptors.
- The entrance to the site shall contain a notice board informing the public of current information relating to the development, inclusive of progress and key activities which are due to take place.
- All operatives will be required to sign in and out when entering or leaving the site.
- Suitable Safety PPE is to be worn as required. This must be worn at all times on site, except in the welfare facilities.
- The site forms part of a boundary that has public access, with works required to be undertaken to the boundary edge above the public footpath. All hoarding and any temporary scaffolding to this area will need to have the relevant permissions and designed for working at height safely, with consideration to the public below.
- The site manager is responsible for ensuring that the site is secure and left in safe condition in case of any unauthorised access that is gained. Excavations are barriered off, manhole covers in place and buildings are left locked and secure.

Section 5 – Site Information & Complaints Policy

16. Site Information

- Compliance with this Construction Management Plan should minimise any disruption to the public and businesses. To minimise and address any complaints, the contractor operates its own information and complaints policy.
- A letter drop to surrounding businesses will be completed prior to work commencing, apologising for any inconvenience throughout the construction period and contact numbers should they wish to make a complaint and ask any questions.
- The entrance to the site compound shall also contain a notice board informing the public of current information relating to the development, inclusive of progress and key activities which are due to take place.
- **Contact** - Details for the site manager, project manager and the registered company will be available on the notice board should local residents or businesses have any specific complaints, questions or requests.
- **Recording complaints** - All verbal or written complaints will be recorded in the complaints log at the time the complaint is made, or as soon as possible afterwards.
- When recording a complaint, staff will record the name and contact details of the person, as well as full details of the complaint including the date. Details of all communication with the complainant and any actions to resolve the complaint will be recorded in the same place.
- Recorded complaints will be monitored by management, for the purpose of identifying any trends and to improve services.
- **Confidentiality** - All complaint information will be handled sensitively, informing only those who need to know and following any relevant data protection requirements.
- **Responsibility & Review** - Initially the site manager will endeavour to address the complaint where practical and address it within a reasonable time (48hrs).
- If the site manager does not deal with a complaint in a satisfactory time or the complainant deems the response to be unsatisfactory, then the complaint can be taken to company director level.
- Overall responsibility lies with the Managing Director.
- If the complaint cannot be resolved to the satisfaction of the individual making that complaint, they can take further action (e.g., Local authority, Health and Safety Executive, Environment Agency etc.).

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council to review this Construction Management Plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council and complied with thereafter. It should be noted that any agreed Construction Management Plan does not prejudice further agreements that may be required such as Road closures or hoarding licences.

Signed:

Print Name:

Date: