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Construction & Environmental Method Statement

(For Planning Approval Only)

For

Proposed demolition of existing farmhouse/outbuildings and provision of new detached dwelling & garage

At

Greenfields Farm
Crowborough Road
Lask Edge
ST13 8QR

Date : May 2017

P h i l i p K e l s a l l A s s o c i a t e s
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1.0 INTRODUCTION

Condition 16 of Planning Approval SMD/2016/0208 requires a construction and environmental method statement arising for the proposed demolition / construction activities on the site.

2.0 SITE EVALUATION

The risk posed by the demolition and construction is considered to be of low risk: i.e.

- Development of up to 1,000 square metres of land and;
- Development of one property and up to a maximum of ten and;
- Potential for emissions and dust to have an infrequent impact on sensitive receptors

3.0 MITIGATION MEASURES FOR LOW RISK SITES

3.1 Site Planning

- Erect effective barriers around dusty activities or the site boundary
- No bonfires
- Plan site layout–machinery and dust causing activities should be located away from sensitive receptors

3.2 Construction traffic

- All vehicles should switch off engines – no idling vehicles.
- Wash or clean all vehicles effectively before leaving the site if close to sensitive receptors
- All loads entering and leaving site to be covered
- No site runoff of water or mud.
- All non-road mobile machinery (NRMM) to use ultra low sulphur tax-exempt diesel (ULSD) where available.

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3.3 Demolition Works

- Use water as dust suppressant
- Cutting equipment to use water as suppressant or suitable local exhaust ventilation systems
- Securely cover skips and minimise drop heights

3.4 Site Activities

- Minimise dust generating activities
- Use water as dust suppressant where applicable
- Keep stockpiles for the shortest possible time

4.0 METHOD STATEMENT

4.1 Summary of work to be carried out

- Proposed demolition of existing farmhouse/outbuildings and provision of new detached dwelling & garage

4.2 Description of site layout and access

- The existing site is accessed off the adopted highway of Crowborough Road. The private access routes into the sites is of gravel.

4.3 Dust generating activities and control methods to be used

4.31 Introduction

- Developers will need to ensure that all on-site contractors follow best practicable means (BPM) at all time to minimise dust and emissions. The following sub-sections identify the activities that are most likely to produce dust and outlines BPM.

- Developers must notify the Building Control Team of the relevant local authority of any building demolition works under sections 80 and 81 of the Building Act 1984. Demolition may commence after six weeks has elapsed from the submission of the notification or after the local authority has issued a counter notice, which will require certain tasks to be carried out.

- Developers should consider referring to the demolition protocol set up by the ICE (Institution of Civil Engineers) and CIWM (Institute of Waste Management). This protocol provides best practice on aspects such as building audits and use of recycled materials to be reused on site or elsewhere.

4.32 Pre-site Preparation

Machinery, fuel and chemical storage and dust generating activities should not be located close to boundaries and sensitive receptors if at all possible.

- Where required, erect effective barriers around dusty activities or the site boundary.

4.33 Haul Routes

Unpaved haul routes can account for a significant proportion of fugitive dust emissions, especially in dry or windy conditions, when the generation of dust through the movement of vehicles is exacerbated. It is recommended that to comply with good practice, developers should ensure that hard surfaces or paving are used for all haul routes, even if routes are temporary.

- All vehicle access use consolidated surfaces on roads near to residential areas and therefore dust will be controlled by damping down the driveway.

4.34 Damping down

Developers will need to wash or damp down haul routes within the site. This is particularly important for sites close to residential properties or other sensitive receptors. In addition, the use of flocculants or binders may be warranted in certain circumstances to reduce the volume of water needing to be used.

- Use agreed wet cleaning methods or mechanical road sweepers on all roadways during periods of dry weather if required.

4.35 Vehicles

All developers should carry out the following controls to reduce dust and particulates associated with vehicles - such as that from exhaust emissions, the contact of tyres on the road surface or dust blowing from materials carried,:

- All vehicles should switch off engines - no idling.
- Clean or wash all vehicles effectively before they leave a site if there is a risk of affecting nearby sensitive receptors.
- All loads entering and leaving site to be covered.

4.36 Site entrances/exits

Developers should employ the following control measures to help prevent dust being spread outside the site boundary by site vehicles at entrances and exits.

- Wash or clean all vehicles effectively before leaving the site if it is close to sensitive receptors.

4.37 Excavation and earthworks

Excavation and earthwork activities can be a potential source of dust outside the site if they are not properly controlled. If these activities are essential, then developers need to act to minimise dust disturbance as much as possible.

- All dusty activities should be damped down, especially during dry weather.
- Temporarily cover earthworks if possible.
- Minimise drop heights to control the fall of materials.

4.38 Stockpiles and storage mounds

Developers should avoid the use of long-term stockpiles on site wherever possible unless it performs the function of visual or noise screening. If necessary, the following measures should be in place:

- Make sure that any stockpiles exist for the shortest possible time.

4.39 Cutting, grinding and sawing

Ideally, these activities should not be conducted on site and pre-fabricated material should be brought in where possible. In cases, where such work must take place, then the following techniques should be followed:

- This method is suitable for all sizes of demolition or construction sites. When materials, such as concrete slabs or bricks, are cut with a power tool without extraction or suppression, a second worker can pour water from a plastic bottle over the material as it is being cut. This greatly reduces the amount of dust generated and can stop the occurrence of a statutory nuisance.
- All equipment should use water suppressant or suitable local exhaust ventilation systems.

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4.40 Demolition activities

Developers should refer to Sections 80-82 of the Building Act 1984 and the ICE Demolition Protocol.

- Potential dust hazards can be assessed according to BS 6187: Code of Practice for Demolition, which includes all aspects of project development and management from demolition techniques to re-using or recycling materials.

- Any asbestos must be dealt with by a registered contractor at all times and removed according to appropriate regulations and approved codes of practice/HSE guidance such as HSG248 and MDHS100. Developers must carry out a Type 3 asbestos survey and undertake the following tasks:

- notify the Health and Safety Executive of any notifiable work

- always employ competent and licensed contractors

- clearly identify the location of asbestos containing materials before starting work.

- put in place procedures to sample and analyse suspect materials

- carry out independent air sampling to ensure standards are met

- dispose of asbestos-containing materials to licensed waste sites according to HSE guidelines before the demolition company is given access.

Other examples of best practice in demolition:

- sheet and screen buildings with suitable material and where possible strip inside buildings before demolition begins

- ensure that a specialist contractor removes any asbestos before demolition

- materials should be removed from site as soon as possible.

- Bag and remove any biological debris or damp down before demolition.

4.41 Site monitoring

- Employ best practice methods at all times and keep a site log book to record details and action taken in response to exceptional incidents or dust-causing episodes. It should also be used to record the results of routine site inspections.

- Take into account the impact of air quality and dust on occupational exposure standards to minimise worker exposure and breaches of air quality objectives that may occur outside the site boundary, such as by visual assessment.

- Keep an accurate log of complaints from the public.