Construction & Environmental Method Statement

for

Teanford Mill
Breach Lane
Upper Tean
Staffordshire
ST10 4EW

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Project Details

Contract Name & Address:	Teanford Mill Breach Lane Upper Tean Staffordshire ST10 4EW
Client:	Mr Wilshaw Teanford Mill Breach Lane ST10 4EW
Principal Contractor:	Mr P Wilshaw (self build)
Architect:	Hewitt & Carr Architects 2-4 Cross Street Cheadle Stoke-on-Trent Staffordshire ST10 1NP
Proposed Start Date:	TBC
Proposed Completion:	TBC

Introduction

This Construction & Environmental Method Statement sets out the control measures to be employed during the demolition/removal of existing commercial structures and construction of a new dwelling at Teanford Mill, to minimise its environmental impacts.

A copy of this Method Statement will be submitted to the local authority prior to the development commencing, to discharge Condition 7 of planning application SMD/2017/0091, and a copy will be retained on site throughout the demolition and construction works. The key aspects will be communicated to all people working on site.

Site Location

The location of the development is rural in nature, with few neighbouring properties in the immediate area.

A search using Natural England's MAGIC facility (www.natureonthemap.naturalengland.org.uk) shows that there are no statutory designations or protected species of note in the area.

There is a watercourse, the River Tean, running adjacent to the site boundary; however, this is protected from potential pollution by a line of trees and existing vegetation.





Dust Management

Dust may be generated by site activities, particularly during the demolition phase, which could cause a nuisance to neighbouring properties.

ASSESSMENT

The ***London Best Practice Guidance 'The control of dust and emissions from construction and demolition'*** has been used to undertake an assessment of the likely air quality impact; the development of Teanford Mill falls under a 'Low risk site' as the total footprint of the demolition and/or construction is below 1,000 sq. m, less than 10 properties are to be constructed and the potential for dust to impact on sensitive receptors is infrequent.

CONTROLS

The existing structures on site are predominantly constructed from metal containers, sheet materials and timber, rather than brick or blockwork. The demolition of these involves dismantling or lifting them, rather than more traditional demolition methods, so is unlikely to generate significant amounts of dust.



Based on the London Best Practice Guidance, the following measures will be employed to manage and minimise dust during the project:

- Wagons carrying dusty materials to be sheeted prior to leaving site
- The wheels of vehicles leaving site will be inspected for mud; a jet wash facility will be set up close to the site exit point to wash down any wagons as needed. The water from the jet washing will not be allowed to run off into any drains or the river
- Skips containing dusty waste to be covered over
- Where any brick or blockwork is to be demolished, a soft strip of non-structural elements will be undertaken by hand prior to the main demolition works and chutes will be employed to control dropped demolition materials
- Visual inspections to be carried out during periods of dry weather to ensure dust is not causing an issue; dust suppression to be employed as necessary

MONITORING

Dust monitoring will be carried out through visual inspection, in accordance with the guidance for 'Low risk sites' in the London Best Practice Guidance. If complaints are received during the works regarding dust, work will be temporarily halted and the control measures reviewed.

Noise & Vibration Management

There is likely to be some noise generated during the construction phase from general works such as excavation, deliveries, cement mixing etc. although this is not considered to be a significant issue due to the small-scale nature of the development.

The following control measures will be implemented during the building work:

- Construction activities will only be carried out during the following working hours:
  - Mon-Fri 08:00 to 18:00
  - Saturday 08:00 to 13:00 (Saturday working will only be undertaken if necessary)
- Notification provided to neighbouring properties of when the works are commencing
- No deliveries of plant / materials before 08:00 or after 18:00
- Delivery wagons to switch engines off whilst waiting to be loaded / unloaded
- Plant and equipment to be switched off when not in use
- Workers to be reminded not to shout on site and to keep radios at a reasonable volume

Waste & Materials Management

Any waste generated on site will be removed using registered waste carriers and taken to an appropriately licensed recycling or disposal site. Copies of waste carrier registration certificates and disposal site licenses will be kept on file for at least three years following project completion.

Every movement of waste must be accompanied by a Waste Transfer Note or Hazardous Waste Consignment Note. These will be retained on site for the duration of the project and retained for at least three years following project completion.

Recycling of waste materials will be prioritised and recycling or waste transfer facilities will be used to ensure that as much waste as possible is segregated and recycled, rather than disposed of to landfill.

Pollution Prevention

CONCRETE WASH OUT

Where concrete wagons need to wash their chutes prior to leaving site, this will only be carried out into an impermeable container (e.g. mortar tub) at least 10m away from the River Tean and its flood zone, in accordance with Environment Agency recommendations. No concrete wash water will be allowed to enter any drains.

REFUELLING

If refuelling is undertaken e.g. of excavators & generators, this will be carried out at least 10m away from any drain, the River Tean and its flood zone, with a drip tray placed underneath to capture any spillages. A spill kit will be available on site during construction.