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SCENTAREA LIMITED

BLYTHE PARK, CRESSWELL, STOKE-ON-TRENT

CONSTRUCTION AND ENVIRONMENTAL METHOD STATEMENT

OCTOBER 2017

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DRAWINGS

Blythe Business Park Phasing Plan Drawing A-004-22 Rev B

1 INTRODUCTION

1.1.1 Wardell Armstrong has been commissioned by Scentarea Limited to prepare a Construction and Environmental Method Statement for development at Blythe Park, Cresswell, Stoke-on-Trent. This document has been prepared in order to discharge condition 25 imposed on planning permission SMD/2014/0576.

1.1.2 This Construction and Environmental Method Statement sets out the way construction will be managed in order to minimise the impact of construction activities on the surrounding environment. It includes reference to the arrangements put in place to manage risk and co-ordinate the work on site. It is intended to be clear and simple to understand, emphasising significant issues and avoiding irrelevant matters. The level of detail found in this document is proportionate to the anticipated risks and complexity of the project. Little emphasis is given to reducing risks that are commonplace or those that competent people would be expected to recognise.

1.2 Background

1.2.1 On the 24th May 2016, outline planning permission, with all matters reserved with the exception of access was granted, subject to conditions, for the development of up to 168 residential dwellings (Use Class C3), up to 33,480 square metres of Use Class B1, B2 and B8 floorspace, ancillary uses to include community centre and a shop (Use Class A1), together with highway works, landscaping, public realm, car parking and other associated works.

1.2.2 Condition 25 of this permissions states:

> *"Prior to the commencement of any development on site hereby permitted, a Construction and Environmental Method Statement for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include the following details:-*
>
> *I. The phasing of the construction of the site;*
>
> *II. The method and duration of any pile driving operations (expected starting date and completion date);*
>
> *III. The hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;*

IV. Pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays;

V. The arrangements for prior notification to the occupiers of potentially affected properties;

VI. The responsible person (e.g. site manager / office) who could be contacted in the event of complaint;

VII. A scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase;

VIII. Details of wheel washing facilities. All construction vehicles shall have their wheels cleaned before leaving the site;

IX. A scheme for recycling / disposal of waste resulting from the construction works;

X. The parking of vehicles of site operatives and visitors;

XI. The loading and unloading of plant and materials;

XII. The storage of plant and materials used in constructing the development;

XIII. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

XIV. Installation and maintenance of wheel washing facilities, and,

XV. Details of measures to protect the public footpaths and amenity of users of the pubic footpaths crossing the site during the construction works.

All works within the relevant phase of development shall be carried out in accordance with the approved details."

1.2.3 This Construction and Environmental Method Statement has been prepared in accordance with condition 25 and will set out the required information so that it can be discharged.

2 CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT

2.1 Phasing

2.1.1 The details of phasing are provided in Drawing A-004-22 Rev B. Construction will follow the phasing order that is indicated.

2.2 Method and Duration of Pile Driving Operations

2.2.1 It has been determined that it is not necessary to pile drive the site.

2.3 Hours of Construction Work

2.3.1 Construction and associated deliveries will not take place outside of:

- 08:00 to 18:00 hours Mondays to Fridays, and
- 08:00 to 13:00 hours on Saturdays.

2.3.2 No work will be place on Sundays or Bank Holidays.

2.4 Hours of Pile Driving

2.4.1 No pile driving will take place during construction.

2.5 Arrangements for the Prior Notification of Affected Properties

2.5.1 A letter drop will be undertaken at all properties adjoining the site prior to construction starting. Details of construction will also be held at the Gatehouse to the existing commercial site.

2.6 Key Contact in the Event of a Compliant

2.6.1 The contractor's Project Manager will deal with any complaints should they arise.

2.7 Dust Minimisation Scheme

2.7.1 Construction operations, particularly those in dry weather, have the potential to cause dust. Contractors will actively monitor the creation of dust and implement dust suppression techniques, such as watering/dousing, as appropriate to mitigate any adverse impact. Vehicle speeds and movements will be kept to a minimum and vehicles leaving the site will use the wheel washing facility that will be provided at the site.

2.8 Details of Wheel Washing Facilities

2.8.1 The contractor will ensure that adequate and suitable vehicle wheel washing facilities are provided to prevent and mud/detritus originating from the site being deposited

on the public highway. Any facility will be designed such that waste water from the washing process does not cause contamination or any other hazard.

2.9 Waste Recycling and Disposal Scheme

2.9.1 Wherever possible 'cut and fill' will be utilised during construction of the development to ensure that any material excavated is re-used on site. This will reduce the amount of material that will be imported or removed from the site.

2.9.2 Any waste arising during construction will be appropriately segregated on site. Measures will be implemented to ensure that site operatives have an awareness of waste segregation and minimisation operations.

2.9.3 Construction waste will be divided up into three categories:

- Inert waste includes inert soils and hardcore. Where possible these materials will be re-used on site;
- Active waste includes iron, steel and metal, plasterboard and wood. Where possible these materials will be re-used or recycled off site; and
- If hazardous waste is identified then storing and disposing of such waste will be undertaken in accordance with Environment Agency guidelines.

2.9.4 All waste loads leaving the site will be appropriate secured, netted and checked prior to leaving the site.

2.10 Parking of Site Operatives and Visitors

2.10.1 Car parking spaces will be provided within the site compound. In the instance that additional car parking spaces are required and overflow car park will be available on existing tarmac hardstanding opposite the site compound.

2.11 Loading and Unloading of Plant and Materials

2.11.1 No plant and materials will be loaded or unloaded within the public highway.

2.12 Storage of Plant and Materials

2.12.1 All plant and materials will be stored within the site compound or within the secure fenced area of the site.

2.13 Erection and Maintenance of Security Hoarding

2.13.1 Security hoarding will be erected and maintained during construction. Should any aspect of the security hoarding become damaged it will be repaired or replaced as

necessary. Details of the development will be displayed on the security hoarding. Each phase of the development will be assessed individually to identify relevant risks specific to that phase and security hoarding will be erected as appropriate.

2.14 Installation and Maintenance of Wheel Washing Facilities

2.14.1 The wheel washing facilities will be installed by the contractor. It will be the responsibility of the contractor to maintain the wheel washing facilities throughout the construction period.

2.15 Protection of Public Footpaths

2.15.1 Standard best practice site management principles will be operated to ensure that that amenity of Public Right of Way users is protected.

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