CONSTRUCTION ENVIRONMENTAL METHOD STATEMENT

Use Class C2 residential accommodation with care comprising of 57 apartments

Compton Mill, Leek

Prepared by

Gladman Care Homes Ltd

28th February 2018

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Introduction

This method statement has been prepared to satisfy Condition 17 of Planning Consent SMD/2017/0083 dated 29th November 2017 and provides details on the management of the demolition and construction phases of the project.

Planning criteria

Condition 17 (SMD/2017/0083) is worded as follows:

The development (including demolition and site clearance) hereby permitted shall not take place until a Construction and Environmental Method Statement (the 'Statement') has been submitted to and approved in writing by the Local Planning Authority. The Statement should include the following details:-

I. A scheme to minimise dust emissions arising from demolition/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.

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

III. a scheme for recycling/disposal of waste resulting from the demolition/construction works;

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

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

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

VII. The loading and unloading of plant and materials;

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

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

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

Site location and description

The site is bounded by Compton / Prospect Place, Duke Street and Cornhill Street. Its latest use was as an Antiques shop and furniture workshops.

There is a fall across the site from north east to south west.

The Compton frontage is broadly level, a consequence of the substantial retaining wall to Prospect Place as Compton drops to the junction of Broad Street. This reflects the wider topography of the area, which rises from the town centre to the north.

Much of the public boundaries and the rear north west boundary are defined by buildings, there is an open hardstanding at the north of the site off Cornhill Street and a set-back to Compton with a brick wall.



The site is predominately given over to building, some 77% of the site is building.

Buildings are predominately 1960's following destruction of most of the buildings by fire. They are of an industrial character and substantial bulk.

The exception is the surviving but much altered mill frontage facing Prospect place.

The Tower feature is to be retained and protected throughout the demolition and construction works.

Proposals

The proposed redevelopment of the site involves the demolition of the former buildings (apart from the tower) to make way for Use Class C2 residential accommodation with care comprising of 57 apartments for persons aged 55 and over, including communal facilities and landscaped grounds.

There is an existing sub-station within the existing building fabric. The substation is to be rebuilt by Western Power Distribution independent to Gladman's development. Gladman's demolition contractor has met with WPD to agree how the existing building will be left insitu around the substation until the new replacement substation is energised after which time the redundant substation will be demolished.

Programme of works

Due to the nature of the site and existing constraints it is necessary for enabling works to be undertaken in advance of the main development. These works include

- Service Disconnections
- Relocation of lamp post
- S278 Works to adjacent highway inc Drainage connections
- Site hoarding
- Site set-up
- Demolition

Demolition General

- The structure will be demolished in accordance with BS: 6187: 2011 throughout.
- No structure will be left overnight or during a weekend period when the site team are not working in an unsafe condition.
- The operators of the excavators and the banksmen will be taken into the structures by the site manager to identify the key structural components of the buildings, the structures to be retained and the intended methodology for safe demolition.
- The operators and banks men will read the method statements and risk assessments and make further comments or suggestions if required. Any comments or suggestions made, after review, that add value then the RAMS will be amended and issued to the project manager for approval.
- Dust suppression apparatus will be established and its location and target areas communicated to the whole team.
- Following a final review and daily activity briefing session with the whole team – demolition activities will commence.
- Two way radios will be used at all times between the
  - Site Manager
  - Supervisors
  - Plant Operators
  - Banksmen
  - Traffic Marshals
- Banksmen will be in attendance at all times.
- The Site Manager will be in attendance at all times.

Inductions, briefings and record keeping

- All persons on site will attend a P.P. O'Connor site specific induction.
- Part of the induction will include site rules.
- Daily activity briefings (DABS) will be conducted by the Site Manager to the whole of the site team, including the asbestos team.
- The Daily Activity Briefings will consist of the following:
  - Proposed activities for the day.
  - Access/ egress routes.
  - Emergency routes and procedures.
  - Review of risks and mitigation measures to be applied

Access, egress, traffic, security and liaison

- All existing way leaves, access rights and easements will be agreed and discussed with the project manager. This will lead to confirmation of site access and egress, welfare area location and configuration and shared access arrangements and demolition plan.
- P.P. O'Connor and the Project Manager will liaise with neighbouring properties and any other stakeholder parties regarding access/egress and outline planned activities.
- To maintain security of the site, P.P. O'Connor shall erect temporary Heras fencing or hoarding to enclose the site.
- P.P. O'Connor shall expand the perimeter as the works develop on site, particularly where we are likely to come into ongoing contact with third parties.

- Access gates shall be incorporated into the fencing and these will be kept secured in a closed position and manned by a P.P. O'Connor operative and they shall only be opened under their supervision.
- A P.P. O'Connor mobile phone number shall be displayed on the site gate providing persons wishing to enter the site a point of contact.
- An emergency out of hours contact number shall also be displayed.
- A traffic management plan will be drawn up between P.P. O'Connor then issued to the Project Manager for his approval.
- Traffic management within the site will be introduced to segregate pedestrians from moving plant.
- Routes will be determined taking into consideration known buried services.
- All vehicles shall be required to travel in a forward direction, reversing and manoeuvring vehicles shall be supervised and aided by a banksman, including employers and third party supplier's delivery vehicles.
- A mandatory 5MPH site speed limit will be imposed.
- The approach roads to and about the site, will be swept regularly during the course of the works to keep them free of mud and clean.
- To minimise the amount of dirt and debris deposited on the roads all wagons will be sheeted to contain materials.
- Prior to leaving the site HGV vehicles with twin wheels shall be inspected to ensure that no debris has lodged between the tyres and any materials found will be removed.
- Banksmen will be in attendance at all times during plant movement operations and demolition.

Pre commencement activities

- P.P. O'Connor will gather all service isolation certificates from the project manager and discuss/ clarify the remaining service disconnection processes.

Mobilisation period and initial demolition activities

- Arrange safe access for the completion of the asbestos survey to areas excluded from the current surveys; attend on asbestos surveyors.
- P.P. O'Connor to implement a Temporary Traffic Order.
- Undertake Sharps survey and needle picking for disposal.
- Establish security protocols.
- P.P. O'Connor consultant Structural Engineer to undertake a survey of structure to determine and then enable design, fabrication and installation of any temporary bracing or propping solutions that may be required.
- Commence internal soft stripping works.
- Commence non licensed and licenced asbestos removal internal and external.
- Supply and erect initial open mesh site fencing, to be replaced later with a solid hoarding.
- Establish pedestrian / vehicle segregation and traffic routes on site.
- Establish emergency escape routes and assembly points.
- Separation of pedestrians and site activities will be in force at all times.
- Establish skip laydown and loading areas.
- Plan and establish demolition exclusion zone and firm up demolition sequence.
- A self-contained welfare unit will be brought to site and placed within the site footprint at the rear of the main mill this will be part of a site establishment that will include office units, toilets, drying, canteen and rest room accommodation.
- The P.P. O'Connor site manager and asbestos supervisor shall establish where the notifiable asbestos removal activities are to take place. From this investigation the separation of asbestos and soft strip activity

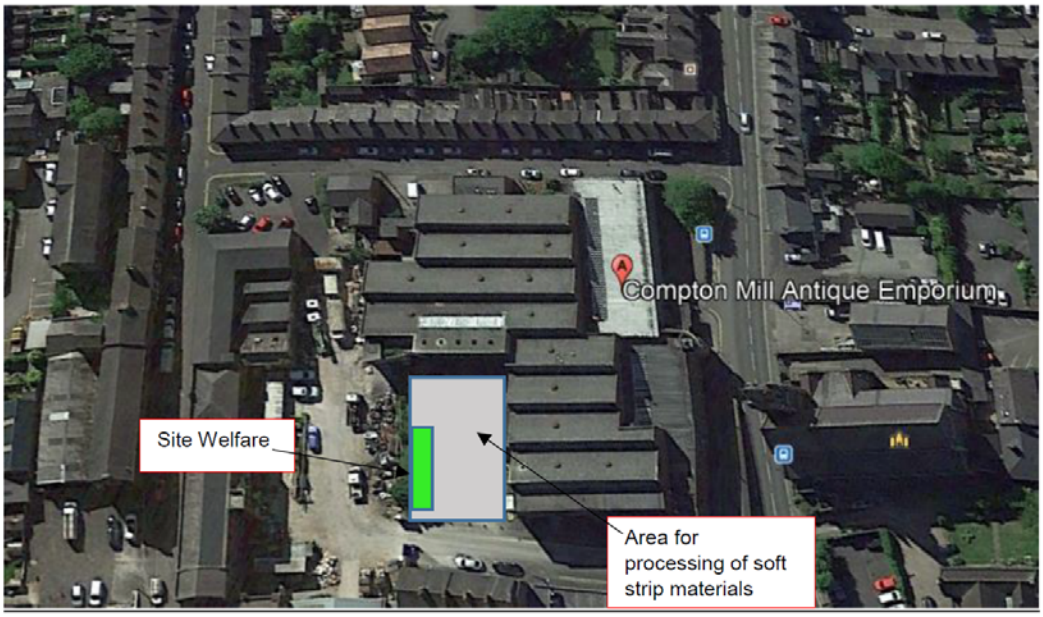
areas will be formed. Attention to designated safe access and egress areas will form part of the separation plans.
- Asbestos exclusion zones will be agreed and communicated to all persons on site.
- Following approval of the ASB5 and plan of works and agreed access/ egress routes, asbestos will be removed from the building in a safe manner in accordance with The Control of Asbestos Regulations 2012.
- Waste transfer notes will be held in the site file.

The following site operations will be the subject of separate task sheets

- Scaffold design, erection, maintenance, inspection and removal;
- Bracing and / or propping design and installation;
- Traffic management;
- Hot cutting procedures and fire precautions;
- Hoarding and temporary fencing;
- Crushing and recycling operations;
- Site set up, relocation and removal of welfare and other accommodation;
- Dust suppression;
- Installation of Traffic barriers permanent and temporary barriers site wide
- Draining and degassing mechanical installations
- Debris and sharps picking

Soft Strip

- The building will also be soft stripped of all soft strip materials
- Soft strip exclusion zones will be agreed and communicated to all persons on site.
- Soft stripping will commence at ground floor level and work floor by floor up the building.
- Operatives will soft strip the whole of the building under supervision and using various hand tools will carefully and safely remove: Furniture; Fixtures and fittings; Doors and frames; Timber generally; False and suspended ceilings; none loadbearing, demountable and stud partitions; all M&E that can be removed manually and safely.
- Soft stripping activities by hand will start from the lower floors and work up to the top floor.
- Separation of waste materials will be promoted at source.
- A bobcat will be used on the ground floor to help with the removal of soft strip materials.
- Waste materials will be removed from the building and placed into the designated skips for removal from site.
- Radio communication will be maintained between the soft strip supervisors on each floor.
- Operatives will wear appropriate PPE at all times.



Note:
Caution must be taken during the soft strip of the 1960s build offices asbestos materials (ACMs) have been used as fire protection around the steel frame of the building.

None Licenced Asbestos Removal

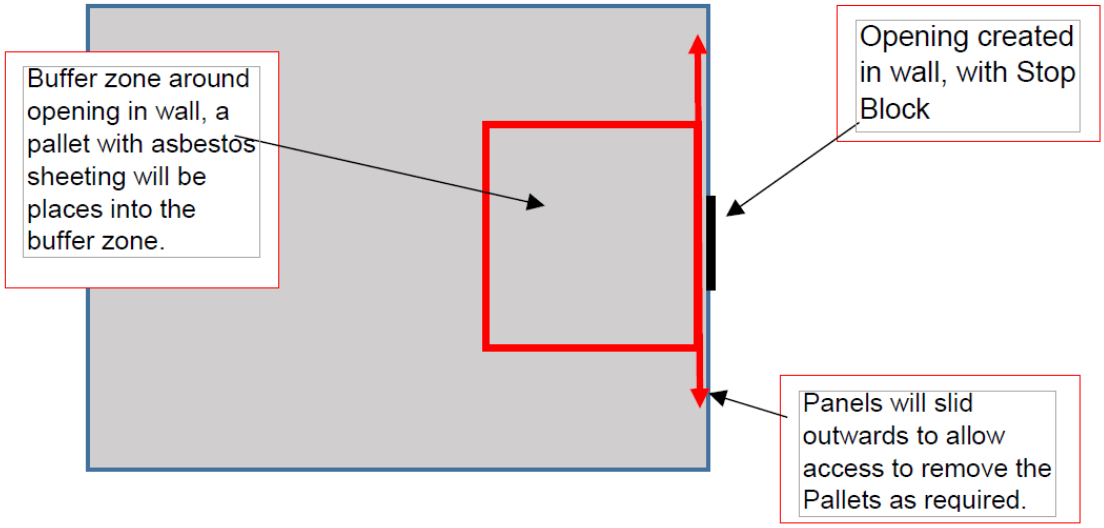
Asbestos removal

For non-licensed removal works operatives will designate work areas as respiratory zones placing suitable warning signs to all entrance areas. Site removal operatives will undertake the safe removal and disposal of non-licensed asbestos in line with the site specific method statement (prepared and submitted for approval during the pre-mobilisation period) ensuring the following standards are met at all times:

- Site removal operatives will wear appropriate RPE (Respiratory personal Equipment) at all times whilst within the work areas.
- A fully suitable and function decontamination unit will be on site at all times for operatives to fully decontaminate following the works shift.
- Dust suppressant sprayers mixed with a suitable saturation agent and water to a dilution of 1 part (saturation agent) -10 parts (water) will supress fibres prior to removal of materials.
- Airborne fibre concentrations within work areas will not exceed HSE set control limit of <0.01 Fibres /CM³. The subcontractor will confirm this through the use of regular air monitoring done at designated intervals throughout the project by a UKAS accredited analytical company.
- H type vacuum cleaners conforming to BS 8520-3:2009 will be used throughout the works to remove loose debris and dust.
- All waste will be bagged in and inner red asbestos waste bags before being double bagged in a clear asbestos waste bag when leaving the works area. All bags will meet the specification of the Control of Asbestos Regulations 2012 and will contain the statuary diamond UN Class 9 logo identifying hazardous waste.
- A lockable and fully sealed skip will be on site to hold the waste until removed from site and taken to a licensed waste disposal facility. A copy of all consignment notes will on site during the works.
- All staff will be suitable qualified and competent to carry out the removal works in accordance with Control of Asbestos Regulations 2012. Our designated site supervisor will hold SSSTS qualification and all our employees will hold CSCS cards.

- An Asbestos R&D Survey has been commissioned and a full set of RAM's covering this work will be drafted prior to commencement of works.
- Any dust to be suppressed.
- Barriers to be installed to define an Asbestos working exclusion zone as Required
- Plant to be operated by a competent driver, trained to CPCS/NPORS/IPAF
- Plant to be guided by a banksman at all times.
- Plant to be regularly maintained
- All works at height to be undertaken from MEWP's or working platform
- Where necessary, operatives to wear fall arrest equipment (harnesses and lanyards) and will be trained in the use of such equipment.
- Exclusion zone to be controlled at all times.
- A section of the wall at the rear of the building will be removed using the demolition plant, this will allow access onto the first floor.
- A steel I Beam will be used to create a stop block this will be installed using the demolition plant fitted with the grab.
- Using heras panels a buffer zone will be created on front of the opening, heras panels will also be used as gate across the opening created.

Fig 1 Plan:



- Using a tele-handler MEWPS will be lifted onto the floor into the buffer Zone.
- The fencing in front of the opening will be removed allowing the MEWP to be located into the Buffer Zone. Once located the fencing will be re-positioned in front of the opening allowing the MEWP to be removed from the zone.
- Working from a MEWP / Working Platform the site operatives will access the areas where the Bonded Asbestos Sheet to be removed is located.
- Using Bolt crops or burning equipment the holding down bolts will be clipped or hot cut to Release the sheet.
- Using the killer spray bottle lightly spray the joint of the sheets with a dust suppression agent before each sheet is to be removed.
- The Sheets will be manually lifted into the MEWP (Caution Must Be Taken not to overload the MEWP) and lowered to the ground and stacked on a pallet.

- Using a pallet truck the sheets will be taken to the removal area next to the opening created in the wall of the building. (Buffer Zone)
- The pallet will be placed Into the buffer zone from there it will be removed using the tel-handler
- The pallet with the sheets will be lifted from the floor transported and placed into the PPOC Skip.
- During this process there is the possibility that some of the sheets will break due to the fragile nature of the product if this occurs the broken pieces will be sprayed with dust suppression agent using the Killer Spray Bottle picked up and placed into an asbestos sack. The area will be swept and left clean and tidy.
- All walkways, entrances and egress routes will be kept clear throughout the works as the

(Following the Asbestos Removal of the building)

- The area will be swept and left clean and tidy.
- All disposable coveralls must be bagged and disposed of as asbestos waste.
- All hand tools must be cleaned before re use.
- Remove all asbestos waste from site.
- Building is being removed of asbestos.

Licences Asbestos Works:

For notifiable licensed work

It is our intention to carry out all removal of asbestos works in strict adherence to the Control of Asbestos Regulations 2012 and approved code of practice. For licensable removal works operatives will construct fully enclosed work areas which will stop any spread of asbestos during the works. All "enclosures" will maintain adequate negative pressure capable of giving a minimum of 10 air changes per hour. Smoke testing and leak testing will be undertaken throughout the project to demonstrate this fact. Site removal operatives will undertake the safe removal and disposal of asbestos in line with the site specific method statement ensuring the following standards are met at all times:

- Site removal operatives wear appropriate RPE (Respiratory personal Equipment) at all times whilst within the work areas.
- A fully suitable and function decontamination unit will be on site at all times for operatives to fully decontaminate following the works shift.
- Low pressure dust suppressant sprayers mixed with a suitable saturation agent and water to a dilution of 1 part (saturation agent) -10 parts (water) will supress fibres prior to removal of board materials.
- Airborne fibre concentrations within enclosure works will not exceed HSE set control limit of 0.1 Fibres / CM^3.
- Regular air monitoring will be undertaken by an independent UKAS accredited analyst contractor to confirm working practices are sufficient for type of work being undertaken.
- All surfaces within the work areas will be thoroughly decontaminated of any loose asbestos debris.
- H type vacuum cleaners conforming to BS 8520-3:2009 will be used throughout the works to remove loose debris and dust.
- All waste will be bagged in and inner red asbestos waste bags before being double bagged in a clear asbestos waste bag when leaving the works area. All bags will meet the specification of the Control of Asbestos Regulations 2012 and will contain the statuary diamond UN Class 9 logo identifying hazardous waste.
- A lockable and fully sealed skip will be on site to hold the waste until removed from site and taken to a licensed waste disposal facility. A copy of all consignment notes will on site during the works.
- Upon completion of the "enclosure" works an independent UKAS accredited analyst contractor will undertake a four stage air clearance of each work area culminating in the statuary certificate of reoccupation

which identifies that the work we have completed has been verified as suitable for handing over to the demolition contractor.

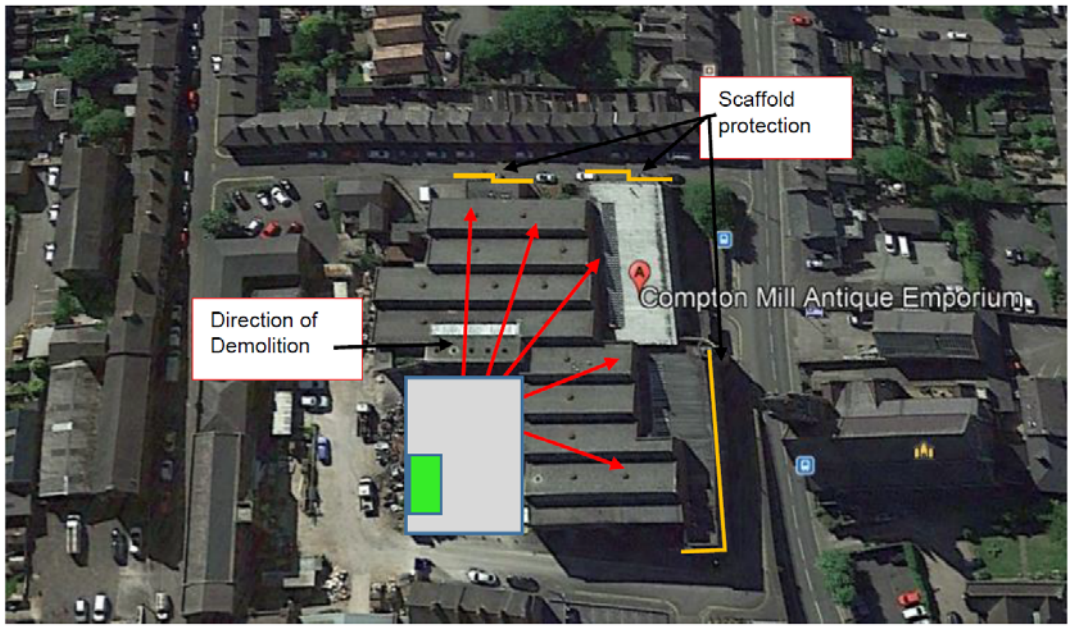
- All staff will be suitable qualified and competent to carry out the removal works in accordance with Control of Asbestos Regulations 2012. Our designated site supervisor will hold SSSTS qualification and all our employees will hold CSCS cards.

Demolition of Main Mill

Prior to the mechanical demolition of the mill all soft strip materials will be removed from the building, all ACMs will have been removed also from the building.
The stair tower which is to be left intact will be split from the main building, any propping or temporary works which need to incorporated to complete the separation will be dealt with during the soft strip and asbestos works.

- Using the hydraulic pulveriser attachment the demolition plant will start to demolish the building from rear of the building working from the top down.
- Starting from the rear of the building working towards the front of the building where the site opps will work from scaffolding.
- A second excavator will be brought to site to assist the first with the sorting and processing of the demolition arising.
- As the concrete from the building is been pulverised it will be allowed to migrate to the ground the demolition plant will level this concrete and track up and onto the concrete giving the excavator extra height.
- Once the demolition excavator has demolished the first section of the building the excavator will turn and continue to demolish the building working in a southerly direction.
- The demolition plant will demolish the building within its own footprint not allowing any of the demolition materials to migrate outside the working area.

Fig 2 Demolition plan



Dust suppression will be used at all times

- Using a three phase water cannon V12 in combination with, charged fire hoses from an adjacent licensed hydrant.



- Air quality will be monitored as the works proceed against initial base line levels established during the initial mobilisation period.

Foundation & footings removal (inc Slabs)

All the arising created during the demolition works will be stock piled at one end of the site ready for processing with the crusher. The demolition plant will then start to remove the slab of the building first.

- Using the hydraulic breaker the slab of the building will be popped to weaken the concrete, this will allow the demolition plant to lift the concrete slab with the bucket attachment.
- The concrete slab will be stock piled with the demolition arising
- Once the slab has been removed this will show the locations of the Ground Beams or mass pored bases, theses will also be removed using the Hydraulic Breaker if require and the bucket attachment on the demolition plant. Once again these will be stock piled with the demolition arising's for processing with the Concrete crushing –plant.

Crushing Works:

The PPOC crusher will be delivered to site and located next to the demolition hard arising.
Pre Commencement Crushing Plant works:

- Operator to wear PPE, i.e. safety footwear, hard hat, gloves, dust mask, goggles.
- Operator to only operate crusher at all times – manual controls to be locked shut, including all remote controls etc.
- Start operation of jaw
- Start operation of main belt
- Start operation of grizzler
- Start operation of magnet belt (optional)
- Start operation of muck belt (optional)

I. Excavator driver to load material onto Feed Hopper at point away from jaw.

- Operator to allow grizzler to work at such a speed as to allow the material to be partially screened by hopper action.
- Operator to allow material to fall into enclosure, and to pass through jaws.
- If a large amount of material collects in the jaw enclosure – the operator will slow down the feeder to allow the passage of material through the jaws prior to anymore falling into the enclosure.

II. Excavator drivers to consider loading of grizzler when the operator has slowed down the movement.

- Operator to speed up grizzler once material has passed through the jaws.
- Operator to endeavour to maintain a continual passage of material through jaws in preference to slowing down and speeding up grizzler action.
- Operator to continually check magnet belt for blockages – if encountered operator to stop main belt and jaw action (after stopping the feeder), and to remove blockage.
- Commence magnet belt again and check operation, always turn on jaw operation before starting main belt running again.
- If the main belt becomes blocked – the clutch in the system will stop the belt from turning. Again the operator will stop all other belts running and the jaw and feeder action and shut down the Plant entirely. The blockage removed – the jaw action should be started up again first before re-starting the main belt.

!! If a blockage occurs within the jaws the following procedure will be followed!!

- A competent person should oversee the operation of the unblocking of the jaws.
- The operator will shut down the operation in strict accordance with the following procedure:
  1. Do not look inside the hopper whilst the jaws are operating.
  2. Ensure that all material has run off the conveyor.
  3. On the feeder/conveyor operation control panel – press the stop button.
  4. Press the stop button for the product conveyor.
  5. Decrease the engine speed down to idle speed.
  6. Let the engine idle for a moment.
  7. Turn the ignition key to the 'O' position to shut down the engine.
  8. Remove the key and switch the isolator off.
  9. Place the isolator key and the ignition key into the operator's pocket.
  10. Turn the battery key to the off position.
  11. Place the key into the operator's pocket.

The operator will then proceed to remove the blockage and remove the material away from the stockpile so that it cannot be offered to the crusher again without processing.
In the event of material entering the jaws that it cannot crush (or will not pass through the jaws) a very specific noise will be emitted from the jaws, which the operator will recognise immediately. In this case, the operator will follow the following procedure to the letter:

- Under no circumstances must the operator look into the hopper in case projectiles are emitted from the jaws.
- Shut down the jaw operation and wait for the jaws to completely stop moving. Wait a full minute after the jaws have stopped.
- Look into hopper and investigate what is jamming the jaws.
- If the blockage needs to be removed the procedures for blockages must be followed to the letter i.e.

If a blockage occurs within the jaws the following procedure will be followed to the letter:

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- The operator will shut down the operation in strict accordance with the following procedure:
  1. Do not look inside the hopper whilst the jaws are operating.
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  3. On the feeder/conveyor operation control panel – press the stop button.
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  5. Decrease the engine speed down to idle speed.
  6. Let the engine idle for a moment.
  7. Turn the ignition key to the 'O' position to shut down the engine.
  8. Remove the key and switch the isolator off.
  9. Place the isolator key and the ignition key into the operator's pocket.
  10. Turn the battery key to the off position.
  11. Place the key into the operator's pocket.

Transport:

- All demolition materials shall be removed to and from site generally on PPO fleet vehicles.
- Most of the materials removed off site will be in 4 x 8 wheeled tipper waggons, or skip ro/ro waggons. Plant will be delivered on drop bed low loaders. Steel for recycling will be transported in articulated bulker trailers or ro/ro skips.

Noise and Vibration

- Will be continuously monitored against initial background baseline levels and those stated in the ITT and Current legislation.
- P.P. O'Connor fleet vehicles excavators and road vehicles are replaced on a three year cycle and the current models are regularly maintained by the manufacturers and suppliers so that their optimum performance and operating noise levels are kept to the lowest possible level.
- Our planned sequence of demolition will use the existing site features as far as practical to create noise and dust screens between site activities and the public.
- Plant specific specification data will be supplied during the mobilisation period.

Main Construction

Site hoarding and Signage

The boundary treatment varies between brick walls, remains of buildings and open areas. The perimeter will be regularly inspected and reinforced where necessary. Hoarding will be erected across the access and along the boundary with Prospect Place / A520.

Marketing information will be shown on the solid hoarding.

Pedestrian access to the site will be controlled via a gate. Both the vehicular and pedestrian accesses will be closely monitored by a gateman.

A sign clearly noting the Site Managers name and Contact number to be displayed adjacent to the access at all times.

Site access & parking

It is proposed to utilise two of the existing access during the demolition / construction phase so as to minimise the disruption to adjoining properties.

Site operatives are advised to park in the public pay and display car parks.

Towards the end of the construction works the development car park will become available for operatives and visitors to use.

Loading & unloading

All Contractors will be issued instructions at the outset to ensure that the route for delivery vehicles is known prior to attending the site. The deliveries will be via the access off Lime Grove. Materials will be delivered between working hours of 7.30-18.30 Monday to Friday and 8.00-13.30 on Saturdays.

There is space allocated within the site access road for vehicles to stand and wait to be unloaded by our site Tele-handler/forklift or 'hiab' type Lorries.

Higher value or weather sensitive materials that are normally stored in containers will be distributed horizontally by all terrain forklifts or the on-site tower crane. They will also be used for the vertical transportation of materials; these will be landed on loaded platforms incorporated into the elevation scaffolds. Materials being transported by either the tower or luffer crane will be chained and have safety netting as set out in our Health and Safety procedures. At no time will materials be allowed to be stored in any other areas outside those designated and fenced areas.

Appropriate bases for all use of cranes/rotating forklifts will be required for the erection of timber roof members. These would also be used for the loading out of plasterboard, staircases and the like if required.

Storage of plant & materials

Materials will only be procured and delivered in accordance with the programme of works so as not to store materials on site unnecessarily and too far in advance of the related works for which the materials are intended. These materials will be securely stored on clean, hard-core surfacing within, and below the hoarding line.

There will be elements of plant that will be parked within the confines of the site, but only for the duration of the works that they are associated with.

At all times, the access will be kept free from the storage of any plant or materials.

Wheel washing

Prior to any vehicles leaving the site, they will be inspected by a designated site operative for any defects associated with their wheels, tyres and undercarriage with regards to their physical appearance, and whether they are free from excessive dirt, mud and obstructions. If they are not free from any of these, then they will be mechanically

cleaned with a pressure hose to remove any dirt, mud or obstructions from their wheels and undercarriage. To supplement this operation, there will be a road sweeper engaged as required to clean the immediate roads in, and around the site.

Control of dust and dirt

Care will be taken to maintain dust emissions at a practicable minimum level. Best practice mitigation would be required during dry conditions. By using effective dust mitigation techniques, including good site planning, the potential for dust emissions to arise at a construction site and impact surrounding receptors can be minimised. Dust reduction measures would include:

- Careful management of earth stockpiles
- Sheeting of vehicles transporting materials to and from the site
- Limiting the speed of general vehicles within the site to 20mph
- Surfacing of the haul roads as soon as possible in the programme
- Haul routes to be located away from sensitive areas, if possible and to be regularly cleansed
- Provision of wheel washing facilities at access points into local roads (to prevent mud from getting on the public highways)
- Sweep public roads regularly when potential traffic movements containing soil, spoil, hardcore, concrete etc. are being taken in or out of the site
- Visual monitoring would be carried out at sensitive locations on a daily basis

The potential for dust to arise during the ground breaking, earth moving and excavation stage of the construction is highly weather dependent. If carried out in dry weather, increased water spraying may be required to ensure the surface material remains damp. In wet weather greater attention would be paid to vehicle cleaning to ensure significant quantities of mud are not trafficked onto local roads, which once dry can become a significant source of dust.

Throughout the construction period, care will be taken to ensure the adequate control of dust from vehicles delivering and removing materials to and from the site.

Drop heights, when loading and unloading materials, will be minimised. All dusty loads will be sheeted appropriately. Dried mud and dust carried onto roads by loading vehicles and other machinery can be a significant source of dust. The Site Manager would ensure that the hard surfacing of heavily used areas and adjacent public roadways are regularly cleaned.

Generally storage compounds will be screened, both for security and to prevent wind whipping. In addition, there are certain construction activities that are inherently dusty and would require additional controls e.g. stone or brick cutting. Such activities may require local screening or the activities may be limited to certain areas or time periods in order to limit impacts.

Specific measures to prevent dust would include the following practices:

- The provision of easily cleaned hard standings for vehicles
  The provision of a permanent & adequate water supply
- The regular cleaning by brushing and water spraying of heavily used hard surfaced area
- The provision of wheel washing facilities or high pressure hose to ensure all vehicles leaving the site are in a satisfactory state of cleanliness
- Dusty materials stockpiles and dusty activities such as stone cutting and grinding to be sited away from the site boundary and/or effectively screened where practicable
- Plant and equipment to be selected to minimise the generation of dust

- Construction methods will be reviewed to limit the generation of dust i.e. wet cutting in lieu of dry cutting where practicable
- Store materials as far away as possible from sensitive boundaries, whenever possible

Neighbouring Properties

- The following measures will be put in place to minimise the disturbance to neighbouring properties.
- Regular consultations with neighbours
- Party Wall agreements where necessary
- Undertaking Condition Survey's prior to works commencing
- Only working within the agreed hours
- Careful consideration of equipment to be used for each construction process
- Conscientious Programming and frequent monitoring of both deliveries and works
- Noise Monitoring on the boundaries
- Use of mains power instead of generators for works and welfare facilities
- Strict delivery guidelines that form part of the terms of conditions of any orders for goods and services
- Regular inspections of all plants and machinery inc tools to ensure that they are working efficiently and safely
- Introduction of screens and enclosures where deemed necessary

Waste Management

Prior to demolition any Asbestos identified in the Refurbishment and Demolition Survey shall be removed by a licenced contractor and disposal of Asbestos Containing Materials (ACM's) shall accord with the Control of Asbestos Regulations 2012.

Material arising out of demolition such as bricks, blocks and concrete will be crushed on site and re-used as suitable hardcore under roads and driveways, steel and other metals will be removed from site for recycling and any other unsuitable materials will be removed from site.

A comprehensive waste management service is provided by several specialist companies on all Gladman developments which include the collection, treatment, transfer and disposal of waste, with the emphasis firmly on waste minimisation and recycling. The methodology for storage and collection of refuse and all other waste materials on this development is as follows:

Domestic type refuse bins will be provided across the site and within welfare facilities for use by all site operatives and contractors. The bins will be emptied on a regular basis into a designate 1100 litre Euro bin for collection on either a weekly or fortnightly basis. All site operatives will be required to dispose of waste and litter pick as required. The site manager will inspect and monitor the site on a regular basis.

All Plasterboard and soft packaging waste is to be disposed of in to designated skips and collected by a waste management company and taken to a material reclamation facility.

All timber waste is to be disposed of into designated skips and collected by a waste management company and taken to a recycling facility. All timber is to be 100% re-used or recycled.

All other general waste is to be disposed of into designated skips and collected by a waste management company and taken to a material reclamation facility.

There is to be no burning of waste.

Hours of work

Hours of construction work on site will be:

Monday- Friday 07.30-18.30 and Saturday- 09.00-13.00

No major demolition or construction works to take place before 08.00

No work on Sundays or Bank Holidays

Throughout the construction period there maybe times that operations have to be carried out before or after the above times. For example Highways require the crane to be off the main highway routes before a certain time in which case the crane must be off loaded on to site. Weather conditions may delay the pouring of concrete that must be done in one process. Gladmans will apply best practise and best endeavours to ensure that the above working hours are strictly adhered to, however should works be delayed for any reason we will inform residents where possible.

Relevant Drawings

- Construction Management plan

Procedure for dealing with complaints

The Project Manager is to be informed of any complaints received from neighbours. All correspondence is to be collated by Head Office and to be made available to Directors upon request.

If deemed safe and reasonable a member of the site staff will visit the neighbour, if not deemed safe or reasonable then a letter or email will be sent from head office acknowledging the complaint and if appropriate include mitigation methods.

All adjacent residents have been provided with contact details for Head office should they need to make contact.