Demolition and Construction and Environmental Method Statement

for

Land Off Back Lane, Belle Vue Road, Leek, Staffordshire (Planning ref. SMD/2018/0572)

Prepared by:	Lucinda Farrington BA MA MIEMA CEnv Director, Seriously Green Ltd

Review Record

Version #	Date	Reviewed By	Summary of Changes

Contents

Project Details 3
Introduction 3
Site Location 4
Dust Management 5
  Assessment 5
  Controls 5
  Monitoring 5
Noise & Vibration Management 5
Parking & Transport 6
Site Appearance & Community Liaison 6
Waste & Materials Management 7
  Storage of plant & materials 7
  Waste Management 7
  Waste Duty of Care 7
Pollution Prevention 7
  Concrete Wash Out 7
  Refuelling 7
Appendix A: Site Plan 8
Appendix B: Letter to Residents 9
Appendix C: Complaints Register 10

Project Details

Contract Name & Address:	Land off Back Lane Belle Vue Road Leek Staffordshire
Self-Build Project Manager:	Mr R Fisher
Architect:	Hewitt & Carr Architects 2-4 Cross Street Cheadle Stoke-on-Trent Staffordshire ST10 1NP
Proposed Start Date:	July 2019
Proposed Completion:	November 2020

Introduction

This Demolition and Construction and Environmental Method Statement sets out the control measures to be employed during the groundworks and erection of a split-level detached dwelling on Back Lane, Leek, 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 6 of planning application SMD/2018/0572, and a copy will be retained on site throughout the construction works. The key aspects will be communicated to all people working on site.

Reference has been made to the following documents in the preparation of this Method Statement:

- Site Location Plan, Site Plan, Floor Plans, Elevations and Sections as Proposed (Hewitt & Carr Architects)
- Planning Statement (Rob Duncan Planning Consultancy)
- Bank Stability report (Fairclough Consulting Structural Engineers)
- Preliminary Ecological Appraisal (Absolute Ecology)
- Planning Decision Notice (Staffordshire Moorlands District Council)

Site Location

The site is on the southern side of Back Lane, with residential properties to the east and north and the client's car repair yard to the west, within walking/cycling distance of local facilities in Leek.

The Preliminary Ecological Appraisal concludes that there are likely to be no impacts on designated sites, habitats or rare species; some general recommendations have been made with regards to nesting birds and hedgehogs.

The closest watercourse is on the opposite side of the A523, so there is no risk of water pollution from the proposed development.



A plan of the site is included at ***Appendix A***.

Dust Management

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 Back Lane development 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

There is no demolition as such involved in the project; however, the existing bank – consisting predominantly of sandstone rock with a thin layer of covering soil – is to be excavated to form a level site.

During construction works, dust is likely to be generated from typical activities such as deliveries of materials, waste management and general building works.

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 during delivery / prior to leaving site
- The wheels of vehicles leaving site will be inspected for mud; if required, a jet wash facility will be set up prior to the site exit point to wash down vehicle wheels as needed. The water from the jet washing will not be allowed to run off into any drains.
- Skips containing dusty waste to be covered over
- Visual inspections to be carried out during periods of dry weather to ensure dust is not causing an issue; dust suppression (e.g. dust cannons) 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:

- Noisy activities (activities that generate noise which is audible at the site boundary), construction works and deliveries 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

- 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

Parking & Transport

Construction activities and deliveries 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)

Off loading of deliveries will be supervised to ensure they do not cause disruption or pose a threat to passing members of the public.

Parking availability on site and in the immediate vicinity is limited due to the minor nature of the roads; however, some additional parking may be possible in the applicant's adjacent business premises.

Contractors will be encouraged to share journeys to minimise the number of vehicles coming to the site.

Site Appearance & Community Liaison

Neighbours have been consulted on the proposed development during the planning application process.

During construction, BS5228 advises that the effects of noise and vibration are perceived to be less if people affected are kept informed of site activities and can see that efforts are being made to minimise disturbance.

A notification letter has been sent to local residents that may be affected by the works; a copy of this letter is provided as ***Appendix B***.

A Complaints Register (such as the Considerate Constructors Scheme template provided as ***Appendix C*** and which can be downloaded from: https://ccsbestpractice.org.uk/entries/compliments-comments-complaints-record/) will also be maintained of any comments or complaints from local residents, businesses and members of the public, along with a record of actions taken to address them; this will be reviewed regularly by the site team to assess whether the control measures are being successful.

The responsible person for dealing with and responding to any complaints is:

- Mr R Fisher – self-build project manager

Although not recorded on the Definitive Map of Public Rights of Way, Back Lane is commonly used by pedestrians and as such, consideration will need to be given to the protection of the public. Offloading of deliveries to the site will be supervised to ensure segregation of the public and the construction site will be securely fenced off to prevent people from entering.

Heras fence panels are proposed to fence off the site; this provides sufficient security whilst allowing interested members of the public to view progress.

Waste & Materials Management

STORAGE OF PLANT & MATERIALS

The main construction site will be secured with Heras fencing and the gates padlocked shut outside of working hours. Plant and materials will be stored securely when not in use in the applicant's adjacent commercial premises, where CCTV is installed.

WASTE MANAGEMENT

The excavated material from the existing embankment will be loaded directly into skips or wagons for removal from site.

Skips will be provided for other wastes; given the restricted space available, separate skips for recyclable waste streams e.g. timber is not feasible but a transfer station / material recycling facility will be used to ensure that as much waste as possible is segregated and recycled at their site.

Any hazardous waste produced (e.g. oily rags from a fuel spill) will be stored in segregated, labelled drums and disposed of in accordance with the Hazardous Waste Regulations.

WASTE DUTY OF CARE

Waste 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 for at least three years following project completion.

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

Pollution Prevention

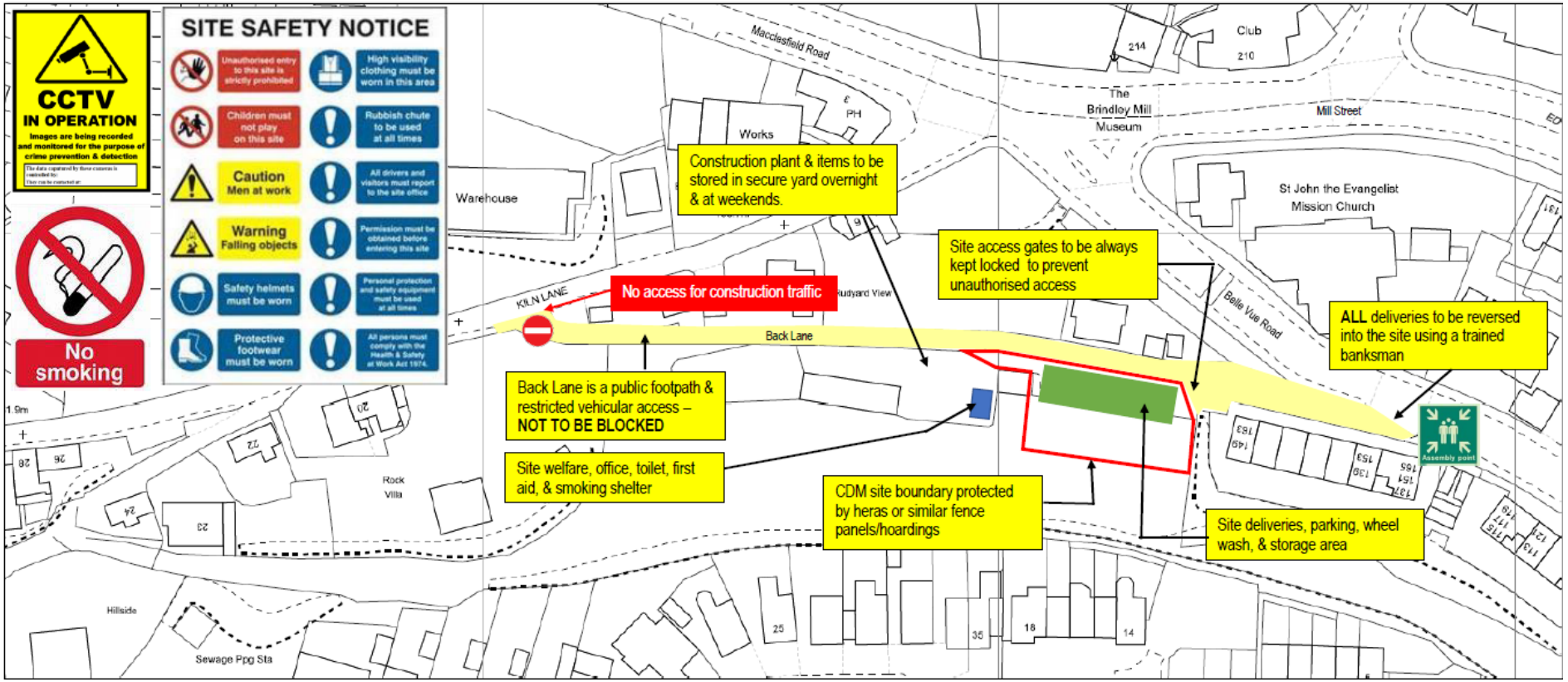
CONCRETE WASH OUT

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) or onto a hardstanding area where there is no risk of it entering drains or a watercourse.

REFUELLING

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

Appendix A: Site Plan



Appendix B: Letter to Residents

Trojan Workplace Solutions Ltd

4 June 2019

To the Occupier

Dear Sir/Madam

LAND OFF BACK LANE, LEEK
Self-Build Housing Development – Mr R Fisher

We have been appointed by Mr R Fisher to provide CDM support in his proposed construction of a self-build dwelling on Back Lane, Leek, under planning consent reference 2018/0572 from Staffordshire Moorlands District Council.

We are writing to advise that work is likely to commence on the construction of the dwelling from around the end of July 2019, subject to approval of Reserved Matters with the Council.

Initial construction works will involve the excavation of ground for the foundations and drainage of the proposed property. This work is governed by Planning Conditions and can only take place on Monday to Friday between 8.00am and 6.00pm, and on Saturdays from 8.00am to 1.00pm.

It is likely during this initial phase of operations that heras fence panels, signage, and other elements required for construction health & safety will take place on Back Lane, however, access for pedestrians and vehicles will be maintained at all times with a banksman used when directing traffic onto, and, off the site into Belle Vue Road. There may be short delays at some points where a delivery may be taking place or spoil being removed from the site. In the interests of everyone's health and safety, these processes will be expeditiously undertaken in a safe and legal manner. Dust generation will be kept to low levels using suppression systems. Mud on the road will be cleaned off regularly.

Mr R Fisher will be available at the site on most days. If issues arise from the development process, we recommend you speak to Mr Fisher who will be able to assist you with your enquiry.

Preparation, excavation and shoring-up the site during this initial phase should take around 3 months to complete. Mr Fisher assures us he wishes to undertake the construction of his home as quickly as possible.

Yours faithfully



Paul M Molley BSc (Hons) MRICS IMaPS
Chartered Surveyor

For and on behalf of Trojan Workplace Solutions Ltd

Appendix C: Complaints Register

Compliments/Comments/Complaints Record

Date	Name & Phone Number	Compliments/Comments /Complaints	Action Taken	Date Actioned
	Name:			
	Number:			
	Name:			
	Number:			
	Name:			
	Number:			
	Name:			
	Number:			
	Name:			
	Number:			
	Name:			
	Number:			
	Name:			
	Number:			
	Name:			
	Number:			

This record should be kept carefully on site and made available to the CCS Monitor for inspection as requested

04/13