Construction and Environmental Management Plan

Project Title Page

Project Name	Barn at Darleyshire Farm
Application Number	SMD/2019/0765 Staffordshire Moorlands District Council
Location	Darleyshire Farm, Leek road, Wetley Rocks, Stoke-on-Trent, Staffordshire, ST9 0AR
Date	14th July 2020
Definition of Project	Demolition of Dutch Barn building and Erection of a Detached Dwelling
Applicant and Contractor Contact Details	Graham and Jayne Chadwick Darleyshire Farm, Leek road, Wetley Rocks, Stoke-on-Trent, Staffordshire, ST9 0AR Graham Chadwick; Tel 07977 505516 Jayne Chadwick; Tel; 07964 417751

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Construction and Environmental Management Plan

1. Introduction and Purpose

The applicant has consent to demolish a Dutch barn building and erect a new detached dwelling. The Council's Environmental Health Department have recommended the following condition:

The development, including any demolition hereby permitted shall not take place until a Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include the following details:
1. the arrangements for prior notification to the occupiers of potentially affected properties.
2. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint.
3. 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.
4. a scheme for recycling/disposal of waste resulting from the construction works.

Once approved all relevant activities on the site should be carried out in accordance with Construction and Environmental Method Statement throughout the course of the development. Any alteration to this Method Statement shall be approved in writing by the Local Planning Authority prior to any deviation from it.

Reason: In the interests of neighbouring amenity.

The applicant will adhere to the provisions of this CEMP, which covers the matters set out in the condition, and which defines the minimum requirements that must be met.

2. Scope of the CEMP

The CEMP addresses issues associated with:

- Notification of Potentially Affected Properties
- Details of Responsible Person
- Minimisation of Dust
- Recycling / Disposal of Waste

3. Notification of Potentially Affected Properties

The building to be demolished is located within the boundary of Darleyshire Farm. The applicant lives at Darleyshire Farm, to the East of the new build and is the closest neighbour. The only other distant neighbouring properties are to the north of the new building, on the other side of Leek road (A520). These neighbours will be informed verbally when demolition and building work commences.

In addition to the above, any contractor visiting site, must comply with the following, as required by Condition 9 of the consent:

All noisy activities shall be restricted to the following times of operations.

- 08:00 - 18:00 hours (Monday to Friday)
- 08:00 - 13:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

4. Responsible Person

The responsible persons will be Mr. Graham Chadwick and Mrs. Jayne Chadwick who will be undertaking the works to project manage the demolition of the barn and the new building works.

5. Dust

Potential receptors to dust are the neighbouring residential properties to the west and north. The largest potential activity for the creation of dust is the demolition works. Demolition works will be carried out by Baskerville Reclamation Ltd. They will supply a Risk Assessment and Method Statement covering their works and including for the requirement of dust suppression.

The site will be enclosed using Heras fencing to contain all building activity and storage of materials.

Other works that have the potential to cause dust include building works, cutting of plasterboard, etc. will be carried out within the enclosed site using tools with dust suppression attachment. The minimal dust to be created during construction will be substantially reduced. The movement of vehicles and transportation / preparation of materials to facilitate the building could nevertheless result in some dust being created. Barriers to dust will be introduced where necessary to minimise expulsion of dust beyond the building. The need for dust masks will be risk assessed and implemented where required.

6. Recycling / Waste Disposal

The objective of the demolition and rebuild will be to minimise the creation of waste where possible. Rubbish, debris, and any surplus material will be removed from site regularly with the site kept clean and tidy. Waste will only be disposed of at registered sites, waste transfer notes will be kept to confirm all waste disposal sites used, and no bonfires will be lit on site. Within the risk assessment and method statement for the demolition works, there will be information on the waste disposal of materials arising from the demolition activities. Waste bins will be made available where necessary. It is in the applicant's interests to ensure that surplus material is minimised. The original barn does not contain materials that would be suitable for reuse within the new building and therefore the potential for using recycled materials is somewhat reduced.