Fould House

Construction and Environmental Method Statement

Planning Application SMD/2019/0672

October 2020

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1 Introduction and Purpose

The applicants have been granted full planning permission for the development of

Fould House

Meerbrook Rd

Leek

ST13 8SQ

The scope of the development includes demolition of the existing dwelling and associated outbuildings that have fallen into disrepair. These will be replaced with new-build dwelling and associated landscape works.

The planning permission (SMD/2019/0672) includes the following condition:

The development, including demolition hereby approved shall not begin until a Construction and Environmental Method Statement has been submitted to and approved by the Local Planning Authority. The Construction and Environmental Statement shall include the following details:

1. *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 methods of to monitor emissions of dust arising from the development.*
2. *Details of wheel washing facilities. All demolition/construction vehicles shall have their wheels cleaned before leaving the site.*
3. *A scheme for recycling/disposal of waste arising from the demolition/construction works*

Once approved, all relevant activities on the site shall be carried out in accordance with the Construction and Environmental Method Statement (CEMS) throughout the course of the development. There shall be no variation from the CEMS as approved unless otherwise agreed in writing by the Local Planning Authority prior to the variation.

The applicants will comply with the provisions of this CEMS which sets out how the conditions required by the planning permission will be achieved.

2 Scope

The CEMS addresses the following issues of concern:

- Notification of potentially affected properties
- Details of Responsible Person
- Dust control
- Wheel washing
- Recycling/disposal of waste

3 Notification of potentially affected properties

3.1 Location of possibly affected properties

Fould House is located in open countryside. The nearest properties, their distance and visibility to Fould House are as follows.

- Fould Farm 300m visible
- Higher Foker Farm 300m not visible
- Lower Foker Farm 450m visible
- High Up Farm 500m not visible
- Red Earth Farm 700m. visible

3.2 Notification of properties

Before the commencement of demolition and construction work the properties listed above will be advised in writing about the scope of the intended work and its likely duration. It is worth pointing out that none of the occupants of these farms have raised any objections to the plans that have now been approved.

These notifications will also serve to advise the applicant's intention to comply with the noise constraints advised in condition 6. It will be evident that given the isolated location of the site, noise impact on adjoining properties is not likely to be significant.

4 Responsible Person

The Responsible Person on site will the Site Manager Mr Kevin Bailey. In the event of his unavailability the Project Manager Mr Derek Platt can be contacted.

5 Dust Control

The demolition work is scheduled for execution during the winter months and should take around 1 month to complete. It is therefore unlikely that significant nuisance dust generation will occur. The mechanical excavators being used for the main part of the demolition will be equipped with water spray systems that can be switched on the create a mist spray in the vicinity of the work, should that prove desirable.

Dust from construction activities will be minimised by extensive offsite fabrication of the main SIP structures. The existing agricultural shed on the site which is not scheduled for demolition under the approved application will be used as a temporary workshop and storage facility. Dust management within this building will minimise external dust generation.

6 Wheel Washing Facilities

The principal potential for export of excavated material on construction and demolition vehicles arises during the demolition phase. This is expected to be completed within around 1 month. All vehicle wheels will be washed during this phase using a portable jet washer driven by a portable generator.

During the demolition phase on-site hardcore will be utilised to form the base of a driveway into the site. This will serve to minimise the export of mud and debris. If during the construction phase issues of mud were to arise, despite the above, then wheel washing facilities will be reinstated. However, it is expected that the hardcore base to the driveway will preclude the need for wheel washing once the demolition works have been completed.

7 Recycling/Disposal of Waste

It is in the applicant's interests to ensure that surplus material is minimised and materials are recycled wherever possible.

To this end it is intended that demolition hardcore will be retained on site. It will be crushed to provide a secure base for the hard-landscaped areas of the site. Any waste taken off site, will be recorded in waste certificates, and will be disposed of, by the demolition contractors, at registered waste recycling centres.

The Staffordshire blue tiles on the existing buildings which are to be demolished will be hand stripped and recycled to form the roof of the new main house.

No waste will be burnt on site.

Miscellaneous small waste will contained and removed from site regularly.