

CONSTRUCTION & ENVIRONMENTAL METHOD STATEMENT

**PROPOSAL : PROPOSED DEMOLITION OF RESIDENTIAL CARAVAN
AND HAULAGE WORKSHOP AND USE AND ERECTION
OF DWELLING**

ADDRESS : STONEY PARK, CONSALL LANE, CONSALL, ST9 0AP

APPLICANT : MRS CARR

DATE : JULY 2021

JOB REF : 2019-2411

1.0 PURPOSE OF THIS STATEMENT

To accompany a full planning application reference number SMD/2019/0444 for the demolition of residential caravan and haulage workshop and use and erection of a dwelling at Stoney park, Consall Lane, Consall on behalf of Mrs Carr.

This statement illustrates how the demolition of the existing caravan and workshop building and construction of the proposed development will be approached efficiently, under controlled environmental conditions and provides details of all measures to be taken to minimise the impact of the construction phase on both the surrounding residential dwellings and local traffic.

2.0 PROPOSED WORKS

The proposal comprises of the demolition and removal of the existing residential caravan and haulage workshop and construction of the new dwelling as shown on the submitted drawings. The initial strip out phase will consist of the removal of non structural elements such as ceilings, walls etc followed by the demolition stage which will include the complete demolition of the existing caravan and workshop including removal of the roof and roof covering, the removal of floor slabs and structure. The main construction stage comprises their replacement with a new detached dwelling as shown on the approved drawings including new underground drainage, electrical services, all fitting out and internal finishes.

3.0 SITE SET UP FOR OFFICES AND WELFARE FACILITIES

The management of the construction phase of this project will require a set up comprising site office, welfare and canteen facilities. It is always preferable to locate these facilities close to the site itself ensuring rapid communication between office and construction.

These facilities will be located in a temporary compound adjacent to the proposed development on the existing yard area. A minimum of 4 staff and visitor parking spaces will be provided throughout the works with separate provision for the storage and delivery of materials. These are clearly shown on the accompanying drawing numbered 2019-2411-08 .

All construction support activities will be controlled within the site construction compound including office facilities, toilets, canteen etc. Materials and waste handling storage will be within the confines of the site shown on the annotated drawing. Adequate warning signs will be on display to illustrate the required PPE and risks associated when entering the construction site.

4.0 ON SITE PARKING

Due to the location of the site it is expected that most staff and visitors will arrive by car. As such works will be phased to ensure there is sufficient parking provision on site at all times throughout the construction phase.

Site visitor parking will be located within the site compound with access and egress through the existing site entrance. No local traffic management measures for site access are anticipated but if required will be agreed with the local authority.

5.0 CONSTRUCTION VEHICLE MOVEMENTS / DELIVERIES

Goods vehicle movements during the construction phase will be monitored closely. The management of site logistics is key to the success of the project and will require a member of the team to control and manage the site.

The set up of the site provides adequate room for storage of materials however it is expected that major components will be programmed to arrive just in time. The scale of the proposed development is such that no provision of an off site holding area for vehicles is anticipated to be required. Sizes of deliveries will be restricted and kept to a "Just in Time" basis. All suppliers and contractors will be given prior instruction for the route and procedure for deliveries and vehicle details. A banks man will be overseeing all traffic. The traffic route has been reviewed for weight restrictions and no issues with deliveries to and from the site are foreseen i.e. low bridges.

In view of the location of the site and to minimise the impact of the construction phase of the project on local traffic, the Site Manager will be responsible for communication with the local highways authority with regards to traffic issues and planned large deliveries.

6.0 PUBLIC RELATIONS / COMPLAINTS PROCEDURE

The site agent will deal with all complaints and enquiries. The site agent contact details are Mrs Charlotte Carr who can be contacted on 07828119722.

This individual will be named at the site entrance with a contact telephone number. Any complaints will be logged on site, fully investigated and reported to the client as soon as possible. The complainant will be informed as to what action has been taken. In the event of unusual activities or events, the client and other related third parties (i.e. statutory and non-statutory bodies) will be notified in advance of the work being carried out.

7.0 WHEEL WASHING / ROAD CLEANLINESS

The site agent will do everything possible to prevent mud being deposited onto the road. During construction works an appropriate wheel washing system shall be provided to remove mud, stones and any other extraneous materials from the wheels and chassis' of construction vehicles exiting the site and all loads of debris or other such material shall be fully covered.

The exits from the wheel washing system shall be constructed from a hard surfacing material and sited as close to the highway as is possible, given the constraints of the site, and the surface beyond shall be kept clean at all times.

Waste water discharged from the wheel washing system shall be disposed of onsite and shall not be discharged into the public sewerage system without prior removal of soil, stones and any other suspended material.

Suitable measures to minimise dust nuisance caused by the operations and to ensure that no dust or other debris is carried onto the adjoining properties shall also be provided. The road shall be cleaned as necessary during the working day. Ensure that labour and equipment is available and is suitable for the soil and weather conditions present. Ensure that adequate public liability protection is in place.

8.0 DUST SUPPRESSION MEASURES

Best practicable means of preventing, reducing and minimising dust will be adopted. It is expected that the proposed development will adhere to the relevant Code of Practice during construction.

On site good practice procedures will be followed in order to mitigate noise, vibration and air pollution impacts under the Considerate Contractors Scheme. Measures planned include:-

- The hours of work, including construction, demolition 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.
- Hydraulic construction to be used in preference to percussive techniques where practical;
- Off site pre-fabrication to be used, where practical;
- All plant and equipment to be used for the works to be properly maintained, silenced where appropriate and operated to prevent excessive noise. To be switched off when not in use and where practicable;
- Locating plant, equipment, site offices and storage areas and worksites away from neighbouring properties where reasonably practical;
- Plant will be certified to meet relevant current legislated and British Standards;
- Loading and unloading of vehicles, dismantling of site equipment such as scaffolding or moving equipment or materials around site will be conducted in such a manner as to minimise noise generation;
- Any temporary site lighting will be faced into the site and not directed towards any neighbouring properties;
- The area around the site including the public highway to be regularly and adequately swept to prevent any accumulation of dust and dirt;
- Deviation from approved method statements only to be permitted with prior approval from the main contractor and other relevant parties; and
- Burning of wastes or unwanted materials will not be permitted on site and shall be kept securely for removal to prevent escape into the environment.

- During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary.

As far as possible, construction works will be carried out using methods that minimise noise. In some specific cases there is little reasonable choice other than to use percussion tools in one form or another. Quieter types of machinery will be specified for these works where possible.

9.0 SITE SECURITY

Heras fencing will be erected prior to commencement of works as shown on drawing number 2019-2411-08. Safety is paramount in the construction industry and occupies a large part of the site management daily routine.

As such, all necessary protection, hoardings, covers and protected walkways will be put in place as and when required. There will be controlled access to the site, for both security and safety reasons. At night the site compound and offices will be kept locked and the offices alarmed.

Construction sites are a magnet for children, as such any physical barriers, hoardings and screens will be installed to ensure that the site is kept secure. Furthermore, appropriate measures will be provided to mitigate against pollution and the dangers of the removal of hazardous substances and materials.

All entry points will be clearly signed.

REFERENCES & ACKNOWLEDGEMENTS

Control of Pollution Act 1974

Environmental Act 1995

Special Waste Regulations 1996

Waste Strategy 2007 for England and Wales

BW 5228:1:2009+A1:2014 - Noise and Vibration Control on Construction and Open Sites