

DEMOLITION AND CONSTRUCTION ENVIROMENTAL METHOD STATEMENT

Priory Hotel
Abbots Road
Leek
Staffordshire
ST13 6EZ

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PUNCHARD
S U R V E Y I N G

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EXECUTIVE SUMMARY

Background and Objectives

Punchard Surveying Ltd was commissioned by Louise Rogers to compile a Construction and Environmental Method Statement that seeks to address the potential noise, vibration and dust environmental impacts which could arise from the redevelopment of Priory Hotel, Abbots Road, Leek, ST13 6EZ.

The proposed project consists of:

- Constructing two new dwellings with access and amenity space

The site is in close proximity to a number of potentially sensitive noise dust and vibration receptors and these include:

- Residential properties
- The general public
- Public House

The minimisation of the potential environmental impacts including noise, vibration, dust and other environmental nuisance in relation to the proposed demolition and construction works has been a consideration in the development of key project documents including:

This Construction and Environmental Method Statement provides a collation of the commitments and should be read in conjunction with all the submitted planning application documents and drawings. These will be provided to contractors tendering for the works and they will be required to adopt the recommendations of this document. In the event that changes to the working method are proposed by the contractors; the contractor will be required, following authorisation of the Client team, to agree the changes with The Local Authority Executive Director, Planning and Borough Development in consultation with the Director of Environmental Health.

The works will be required to be undertaken in accordance with all relevant legislation, best practice guidance, British Standards and the requirements of The Local Authority. Particular reference will be made to BS5228: Code of Practice for Noise and Vibration Control on Construction and Open Sites.

The proposals involves no piling.

A series of general best practice measures to be adopted during construction are provided within this document including neighbourhood liaison, personnel training, vehicle use and maintenance and general site procedures to minimise noise vibration and dust generation.

1. BRIEF

Punchard Surveying Ltd was commissioned by Louise Rogers to compile a Construction and Environmental Method Statement for the development proposals at Priory Hotel, Abbots Road, Leek, Staffordshire, ST13 6EZ.

This Construction and Environmental Method Statement has been prepared for the exclusive use of Louise Rogers and contractors for the purpose of assisting them in

defining suitable environmental noise dust and vibration control measures to be adopted during construction.

1.1 Introduction

The report has been compiled, in support of the planning conditions for the above development, to advise on the measures, in accordance with the best practicable means, to be used to minimise construction noise vibration and dust that could arise as a result of these works.

The purpose of the report is to provide information on the potential sources of noise, vibration and dust that may arise from the construction of the new development together with recommendations for mitigating or preventing potential nuisance. The appointed contractor will be fully responsible for the implementation of this plan and it will be necessary to resubmit this plan on the basis of changes that may arise following the detailed engineering design of the works; the actual construction programme and proposed methodology; or conditions prevailing at that time.

Whilst the contractors who will be undertaking the construction works have been appointed and the detailed engineering design has not been undertaken, this document provides details of the likely works and best practice methods that will be adopted in order to minimise the potential for the construction to result in dust or noise and vibration impacts.

• Planning Application Drawings.

The project consists of constructing two new dwellings to the old car park at the Priory Hotel, Abbots Road, Leek, ST13 6EZ. The site is in close proximity to a number of potentially sensitive noise dust and vibration receptors and these include:

- Residential properties along and their garden areas;
- The general public.
- The Public House

The most sensitive time periods are likely to be weekends and night-time for residential uses.

The contractor undertaking the excavation and construction will be responsible for determining the most appropriate method of finalising the plant and equipment to be used. This document, however, draws on information from Punchard Surveying Ltd who have provided information on the likely approach to excavation and construction.

2. LEGISLATION PLANNING POLICY AND GUIDANCE

2.1 Legislation

Various strands of national, regional and local planning policy and guidance are relevant to the old car park at the Priory Hotel, Abbots Road, Leek, ST13 6EZ Development. These include (but are not limited to) the following:

Environmental Protection Act 1990 and Pollution Prevention and Control (England and Wales) Regulations 2007	Noise and Dust nuisance is defined as a statutory nuisance in Part III of the act, Sections 79-82 address Statutory Nuisance
Control of Pollution Act 1974	The principal legislation relating to noise is derived from the Control of Pollution Act 1974, although law related to both Statutory and Common Law can be relevant in the event that excessive noise nuisance is caused by an activity. Powers are given to local authorities under the Control of Pollution Act 1974 (COPA) for the control of noise from construction sites. Sections 59A, 60 and 61 of COPA 1974 allow councils to serve notices imposing requirements about the way in which work is conducted. Although it is a criminal offence to contravene such a notice without a reasonable excuse, it is a defence that the work was carried out under a consent issued under Section 61 of the Act. Such consents may be applied for in advance of construction work being carried out. Regulations can be made to control noise from plant or machinery under Section 68 of COPA 1974 but the policy preference has been to use codes of practice, which have been issued under Section 71 to minimise noise. Although breach of a code of practice is not a criminal offence, these may be taken into account in legal proceedings. Under COPA 1974 a local authority may designate all or part of its area as a noise abatement zone. The consequence of this is that noise levels are recorded and entered into a public register. Noise levels may only be exceeded with the authority's consent, in effect setting an upper limit on noise levels
The Noise Emission in the Environment by Equipment for Outdoor Use Regulations 2001	The intention of the legislation is to control and monitor noise of equipment for use outdoors so as to reduce noise nuisance. The scope of the Outdoor Noise Directive comprises a wide range of construction plant and equipment, equipment for gardens, for lifting, pumps, drills, saws etc
Clean Air Act 1993	Emitting dark smoke from bonfires is an offence under this act
Building Act 1984	Applies to demolition of buildings and requires prior notification to the local authority and production of a method statement before the work begins
Environment Act 1995 and Air Quality Regulations 2010	The Air Quality Strategy set standards and objectives for air pollutants under Part IV of the Environment Act 1995.
Health and Safety at Work Act 1974	The purpose of this act is to secure the health, safety and welfare of person at work and to protect against risk to other persons from these activities. Under this act the Health and Safety Executive (HSE) issue sets of guidance notes
Control of Asbestos Regulations 2012	Activities involving asbestos must be reduced to as far below the control limit asbestos (0.1 asbestos fibres per cubic centimetre of air) as possible.
The Non-Road Mobile Machinery (Emissions of Gaseous and Particulate Pollutants) (Amendment) Regulations 2011	Sets out requirements to reduce emissions from diesel engines of non-road mobile machinery

2.2 Policy

National Planning Policy Framework	States that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas
Core Strategy Basements Submission Planning Policy (April 2014) and Further Modifications	Emphasises the relevance of CE6 part B, makes reference to the potential construction impacts.

2.3 Guidance

BS 6069 Part 2 'Characterization of air quality'	Dust is the generic term which the British Standard document BS 6069 (Part Two) uses to describe particulate matter in the size range 1 – 75µm (micrometres) in diameter.
BS 7445: 2003 'Description and Measurement of Environmental Noise, Part 2: Guide to the Acquisition of Data Pertinent to Land Use'	Defines parameters, procedures and instrumentation required for noise measurement and analysis.
BS5228-1: 2009 Noise and Vibration Control on Construction and Open Sites Part 1 Noise, Part 2 Vibration.	Part 1 Annex C provides guidance on noise levels produced by site equipment and activities and Part 1 Annex D provides a method for estimating noise from construction sites; Part 2 provides a guide to vibration levels produced by site equipment and activities
BS 8233:2014 'Guidance on sound Insulation and Noise Reduction for Buildings-Code of Practice'.	Provides criteria for the assessment of internal noise levels for various uses including dwellings and commercial properties and recommended internal noise levels.
BS 6472-1:2008 'Guide to Evaluation of Human Exposure to Vibration in Buildings, Part 1: Vibration Sources Other Than Blasting'	Presents recommended frequency weighted vibration spectra (for continuous vibration) and vibration dose values (VDV) (for intermittent vibration) above which adverse comment is likely to occur in residential properties.
BS 5228:2009 Part 1 Noise, Part 2 Vibration 'Noise and Vibration Control on Construction and Open Sites'	Provides an industry accepted guide for noise and vibration control and includes sound level data for individual plant as well as a calculation method for noise from construction activities. The standard also provides advice on potential noise limits from construction sites.

BS 7385:1993: 'Evaluation and Measurement for Vibration in Buildings - Part 2: Guide to Damage Levels from Ground Borne Vibration'	Presents guide values or limits for transient vibration, above which there is a likelihood of cosmetic damage.
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2.4 Standards to be adopted

Preliminary target criteria are proposed below for dust, noise and vibration, however, it is acknowledged that best practice methods should be adopted at all times to minimise the potential dust, noise and vibration.

Dust is the generic term which the British Standard document BS 6069 (Part Two) used to describe particulate matter in the size range 1 – 75µm (micrometres) in diameter. Dust nuisance is the result of the perception of the soiling of surfaces by excessive rates of dust deposition.

There are currently no standards or guidelines for dust nuisance in the UK and this reflects the uncertainties in dust monitoring technology, and the highly subjective relationship between deposition events, surface soiling and the perception of such events as a nuisance.

Under provisions in the Environmental Protection Act 1990, dust nuisance is defined as a statutory nuisance. Complaints about excessive dust deposition would have to be investigated by the local authority and any complaint upheld in law for a statutory nuisance to occur.

The regulation of dust deposition is, however, generally managed by suitable on-site practices and mitigation rather than by the determination of statutory nuisance and/or prosecution or enforcement notice(s).

An informal criterion for dust deposition of 200 mg/m² /day (as a 30 day mean) is however often applied in the UK as an indicator of potential nuisance for sensitive receptors.

Noise, in the context of this study, can be defined as unwanted or undesirable sound derived from sources such as road traffic, industries or construction works, for example, that interferes with normal activities, including conversation, sleep or recreation. Vibration is related to noise resulting from the transmission of low frequency energy through, typically, the medium of ground or buildings. It results in small movements of the transmitting medium, which can cause discomfort if the movements are large enough. In this document the potential for noise and vibration to be generated during construction is considered.

BS 5228 provides practical information on noise and vibration reduction measures, and promotes a 'best practice means' approach to control noise and vibration. The calculation method provided in BS 5228 is based on the number and types of equipment operating, their associated sound levels, and the distance to receptors, together with the effects of any screening.

The types and numbers of construction plant will be finalised following the completion of the pre-start meetings with the contractors and managers. Ultimately there will be a trade-off between maximising the number of plant and equipment on site within the constraints of the site and the project programme. BS 5228 provides further guidance on acceptable levels of construction noise within Annex E and provides example criteria for the assessment of significance of construction noise impacts. One of the potential suggested criteria within BS 5228 refers to the DoE Leaflet AL72: Noise Control on Building Sites from 1976. Whilst this was published in 1976 and out of print, it is often still used to define suitable target values.

Facade Target Noise Levels for Occupied Buildings during Core Working Hours:

Period	Hours	Time Period (T)	LAeq,T (dB)
Monday - Friday	09:00 – 18:00	10 hours	75
Saturday	08:00 – 13:00	5 Hours	75

NOTES:

(a) The LAeq,T noise level is the A-weighted equivalent continuous sound level, measured over the relevant time period quoted above.

(b) The above noise limit relates to noise from the construction process at a point 1m in front of the facade of any occupied building.

The above targets are recommended for this assessment as the basis for identifying potential construction noise impacts, where the typical 'worse case' daily noise level prevails for a period greater than one month, and where the baseline ambient noise level is predicted to increase by 3 dB or more due to construction noise.

The correct timing of construction operations is expected to be critical in avoiding noise and vibration nuisance to surrounding areas and premises. The contractor will be responsible for identifying particularly sensitive periods in the works so that the potential problems can be minimised and that early and good public relations with the adjacent tenants and occupants of buildings are essential.

No piling is proposed for the development works therefore the extent of the sources of potential vibration from construction activities are lessened and primarily limited to excavation and construction activities.

BS 7385 establishes the basic principles for carrying out vibration measurements and processing the data, with regard to evaluating vibration effects on buildings.

The vibration dose value (VDV) is a measure of the amount of vibration that is experienced over a specified period, and was defined so as to quantify the human response to vibration in terms of comfort and annoyance.

On the basis of the guidance provided within BS 6472, target criteria for vibration levels during the site preparation and construction of the development are set out in the table below.

The target vibration levels are considered representative of the threshold of annoyance and applicable to the closest noise sensitive receptors to the site, which includes both residential dwellings and have been used as criteria for the assessment the predicted construction noise levels.

Target Criteria for Construction Vibration

Period	Vibration Dose Value ms-1.75	
16 hour day (0700-2300)	0.4	Residential

These values represent a low probability of adverse comment level.

At values of 1.0mm/s it is likely that complaint will be caused in residential environments but may be tolerated if prior warning is given to residents; at vibration levels of 10mm/s vibration is likely to be intolerable for any more than a very brief exposure.

Peak Particle Velocity Limits for Cosmetic Damage to Buildings (From BS7385 pt 2)

	Peak component Particle Velocity in Frequency Range of Predominant Pulse at base of building	
Type of building	4-15Hz	15Hz and above
Reinforced or framed building structure industrial or heavy commercial building	50mm/s at 4Hz and above	
Un-reinforced or light framed structures Residential or light commercial type buildings	15mm/s at 4Hz increasing to 20mm/s at 15Hz	20mm/s at 15 Hz increasing to 50mm/s at 40Hz and above

3. DESCRIPTION OF SITE SETTING AND RECEPTORS

The site, Priory Hotel, Abbots Road, Leek is part of the old car park of the Hotel. This has been split off and planning permission approved to build two new dwellings. This will form part of an existing residential area.

Each property will have four bedrooms over three floors of living accommodation. They will each have three parking spaces and a rear garden.

The site is in close proximity to a number of potentially sensitive noise dust and vibration receptors and these include:

- Residential properties along Abbots Road
- The general public
- The Public House

The overall setting of the site is considered to be urban residential. The closest properties to the development would all appear to be residential with the exception of the Public House next door. The most sensitive time periods are likely to be night-time and weekends for residential uses.

4. DESCRIPTION OF THE WORKS

Full details of the proposed development and construction methods are provided in the planning documentation, drawings and supporting information. These provide details of the excavation, temporary works and construction techniques.

4.1 Overview of Development

The development will consist of two new four-bedroom dwellings, with 3 parking spaces and gardens to the rear.

Access Arrangements

Access to the site is via Abbots Road and will be private parking once development is complete. There is adequate room for deliveries of materials etc during the development phase.

During excavation phase a skip will be used within this area into which the spoil generated by the excavation will be transferred via machinery. The tar-macadam has been tested and shown no signs of coal tar present within the site area.

4.2 Excavation

The Construction Method Statement confirms that:

- All excavations will be carried out in a traditional hit and miss to ensure that at any time during the works the integrity of the property and neighbouring properties is not compromised.

It is envisaged that excavation shall be carried out by hand or utilising a mini excavator (maximum operating weight of 6 tonnes).

The soils excavated are likely to comprise predominantly coarse granular made ground and sands and gravels would not be envisaged likely to generate significant dust.

Where applicable dust suppression will be employed using water misting, to minimise the release of dust during the excavation process. Care will be taken to ensure that this does not result in runoff of sediment laden waters into drains or neighbouring properties.

5. MITIGATION

Louise Rogers has selected a contractor and site manager to oversee the project.

The evaluation of the suitability of the contractors to undertake the project has included an assessment of the ability of the contractors to manage their works in an environmentally responsible manner that preserves the reputation of the Client and is protective of the public and the surrounding neighbourhood.

This Construction and Environmental Method Statement will be provided to the contractors and they will be required to adopt the recommendations of this document. In the event that changes to the working method are proposed by the contractors; the contractor will, following authorisation of the Client team, submit and agree the changes with local authority. The contractor will be required to conform to all relevant legislation and guidance including British Standards. Particular reference will be made to BS5228 and the Mayor of London's SPG: The Control of Dust and Emissions during Construction and Demolition (July 2014). All relevant measures identified in this document should be followed including but not limited to the below.

5.1 Neighborhood Liaison

It is recognised that early liaison and effective communication with people who may be affected by the works is essential to maintain good neighbourhood relations.

The maintenance of good relations with neighbours and implementation of a programme of ongoing liaison and respect with regards to the local environment and residences will form an important aspect of the successful management of the project.

The Site Manager will engage with the community to provide the appropriate information and to be the first line of response to resolve issues of concern. The names and contact telephone numbers and email addresses of all Site personnel with responsibilities for both supervision and management of the Works shall be notified to the Director of Environmental Health (DEH) or the Officer and will be displayed on the site hoarding.

The following actions will be taken:

- Prior to works commencing, formal contact will be established with residential neighbours and those who could potentially be affected by the construction / build of the Proposed Development. This will include consultation on this Construction and Environmental Method Statement and include identifying any particularly sensitive times of day.
- Any complaints will be logged, fully investigated, and responded to quickly, advising what action has been taken. If necessary, complaints will be reported to the relevant department of the Staffordshire Moorlands District Council.
- Public notice boards will be established at site entrances providing contact details of the person(s) accountable for neighbourhood liaison including environmental matters.

5.2 Baseline Monitoring

At present there is no baseline, vibration or dust information for the site. The site was used as a car park previously.

5.2.1 Air quality and Dust Risk Assessment

In accordance with Chapter 4 of the Mayor's SPG the risk category of these works has been evaluated following the general principles of the Institute of Air Quality Management's (IAQM) 2014 Guidance on the Assessment of Dust from Construction.

The proposed works are of a small scale and the dust emission magnitude is considered to be Small. However due to the proximity of the neighbours and without mitigation measures they could result in nuisance at a local level and present a cumulative impact. Again this will be mitigated by water misting if required at the time of the works which are producing the dust.

Earthworks - The scale of the earthworks is Small (the site area is 0.06 hectares).

Construction - The scale of the construction is Small (under 25,000m³)

Trackout – The potential impact is Small as the materials are to be directly transferred into skips and no tracking on road is to be carried out by any excavation plant.

The Human Health Impact sensitivity is assumed to be Low

The Ecological Sensitivity of the area is considered to be Low.

Based on Tables 4.6-4.9 of the Mayor's SPG the risk categories are as follows:

Potential Impact	Risk		
	Earthworks	Construction	Trackout
Dust Soiling	Medium Risk	Low Risk	Low Risk

Human Health	Low Risk	Low Risk	Low Risk
Ecological	Low Risk	Low Risk	Low Risk

5.3 Construction Monitoring

Throughout excavation and construction, a programme of monitoring shall be implemented to ensure that condition limits are not exceeded and that all the relevant thresholds.

A dust, noise and vibration monitoring programme will be developed to ensure that dust, noise and vibration at sensitive receptors are adequately monitored and managed.

The site manager shall carry out regular site inspections to monitor compliance with air quality and dust control procedures, record inspection results, and make an inspection log available to the local authority when asked. Increase the frequency of such monitoring if circumstances that may result in higher emissions (e.g. prolonged dry weather) occur.

5.4 Training

The contractors operating on site will be expected to demonstrate that they have undertaken appropriate training of their staff to ensure that they are aware of the measures that are to be taken on site to minimise noise, vibration and dust generation.

All employees should be advised regularly of the following, as part of their training:

- The proper use and maintenance of tools and equipment and in particular, sound-reduction equipment;
- The positioning of machinery on site to reduce the emission of noise to the neighbourhood and to site personnel;
- The avoidance of unnecessary noise when carrying out manual operations and when operating plant and equipment;
- The protection of persons against noise;
- The operation of sound measuring equipment (selected personnel).

5.5 General Measures to be adopted

Hours of Work

The following standard permitted hours would be followed for Site work:

08:00 to 18:30 hours (Monday to Friday);

08:00 to 13:00 hours (Saturday); and

No working is permitted on Sundays or Bank Holidays.

Lorry Movements

- There shall be no Lorry movements to and from and at the Site outside the following hours:
 - Between 10 hours and 16:00 hours Mondays to Fridays;
 - and from 08.00 to 13.00 on Saturdays;
- There shall be no lorry movements on Sundays and Public Holidays;

Percussive Work

Whilst minima; such work is envisaged, works that involve the use of percussive equipment and which is likely to propagate noise and vibration within adjacent residential dwellings, shall only be carried out between:

- 09:00 - 12:00 (Monday to Friday);
- 14:00 - 17:00 (Monday to Friday) or at other times as agreed; and
- At no time Saturday or Sunday.

Pre-site preparation

Prior to the commencement of the works the specialist ground works contractor will provide detailed method statements for all aspects of the construction. These statements will address all the site specific procedures described in the previous sections to necessary to minimise any noise and vibration that may affect the neighbouring properties. The contractor shall also:

- Identify responsible person in charge of environmental matters;
- Erect solid barriers at the site boundary;
- Erect effective barriers around dusty / noisy activities; and
- Ensure machinery, fuel and chemical storage and dust generating activities are not located close to boundaries and sensitive receptors if at all possible.

Vehicles

- The frequency of vehicle movement will be confirmed by the chosen contractor and approved by the council before works commence;
- Avoid unnecessary revving of engines, all vehicles should switch off engines when not required - no idling;
- Manufacturers' enclosure panels need to be kept closed;
- Start up plant and vehicles sequentially rather than all together;
- Care should be taken to site equipment away from noise-sensitive areas;
- Where possible, loading and unloading should also be carried out away from such areas;
- The movement of plant onto and around the site should have regard to the normal operating hours of the site and the location of any noise sensitive receptors as far as is reasonably practicable;
- Where possible minimise noise from audible reversing alarms by planning vehicle movement routes around site;
- All loads entering and leaving site to be covered;
- The exposure of wheels to soil will be limited. On this basis wheels will be hand cleaned when required; and
- The footpaths and streets adjacent to the site will be cleaned each evening.

Equipment

- Non-road mobile machinery (NRMM) of net power between 37kW and 560kW shall conform to the requirements set out in Chapter 7 Mayor of London's SPG The Control of Dust and Emissions during Construction and Demolition (July 2014);
- Compressors and generators – the compressor or generator Manufacturers' enclosure panels need to be kept closed, where possible the metal casing should be acoustically dampened and an acoustic screen shall be placed between the equipment and noise sensitive areas;
- Concrete Breakers hydraulic breakers and 'munchers' shall be used where appropriate;
- Concrete mixing and batching – where possible this should be done behind a barrier and when filling with aggregate this should not be allowed to fall an excessive height. Concrete mixer drums should not be hammered.
- Noise Reduction Enclosures – where noise reduction enclosures are employed they shall follow the guidance provided in section B2 of BS5228-1 to the satisfaction of the Director of Environmental Health or Officers nominated by him.

Skips

- Securely cover all skips;
- Completely enclose skips whenever possible;

Waste Disposal / Burning

- No bonfires;
- Segregate waste at source and recycle/dispose of in accordance with legislation.

Excavation and earthworks

- All dusty activities should be damped down, especially during dry weather;
- Temporarily cover earthworks if possible;
- Minimise drop heights to control the fall of materials; and
- Only remove secure covers in small areas during work and not all at once.

Stockpiles

- Make sure that stockpiles exist for the shortest possible time;
- Do not build steep sided stockpiles or mounds or those that have sharp changes in shape;
- Whenever possible keep stockpiles or mounds away from the site boundary, sensitive receptors and surface drains; and
- Wherever possible, enclose stockpiles or keep them securely sheeted.

Cutting and grinding

- Ideally, cutting, grinding and sawing should not be conducted on-site and prefabricated material and modules should be used;
- All equipment should use water suppressant or suitable local exhaust ventilation systems;
- Use dust extraction techniques where available;
- All other equipment should be fitted with water suppressant systems;
- Use local exhaust ventilation; and
- Service all fans and filters regularly to ensure they are properly maintained

Concrete Pours

- In order to avoid overruns past the site operating hours the pour size and concrete workability shall be considered.
- The Site shall enter into a written protocol with the concrete supplier regarding timing of deliveries to ensure works can be completed within the permitted hours.
- The protocol shall be deposited with the Director of Environmental Health or Officers nominated by him.
- For basement works concrete shall be placed by gravity feed wherever practicable. Failing this the position and location and acoustic shielding of any concrete pumps shall be as agreed with Director of Environmental Health or Officers nominated by him.