RMW CMS

CONSTRUCTION METHOD STATEMENT

PROPOSED ERECTION OF THREE TWO STOREY DETACHED DWELLING HOUSES ON LAND AT THE **EASTERN END OF MILL LANE** WETLEY ROCKS STAFFORDSHIRE ST19 0BH

This statement is required to be submitted and approved by Staffordshire Moorlands DC as Local Planning Authority and accordingly pertains to **condition 12** of the Outline Planning Consent Decision Notice dated 18 12 2018 ref: **SMD/2015/0701,** as subsequently granted Reserved Matters consent dated 08 06 2022 ref: SMD/2021/0656.

Also: this statement seeks to discharge **condition 13** of **SMD/2015/0701** which relates to noise protection of the proposed residential units.

Generally:

It is proposed to erect the three dwellings at the same time but in two separate operations.

The first of which will be to form the foundations and ground floor sub structure with associated underground drainage and base layers to the proposed adjacent driveways and paved areas including the internal access road.

Secondly: to complete the dwellings to occupancy.

The construction works as a whole will be under the direct control of the applicant / site owner who intends to develop the dwellings on a self-build basis.

Statutory Building Control will be via the Local Authority Building Control service (LABC).

Condition 12 is in 10 sections:-

12.I hours of work

These are specified in the Outline consent as being not outside 08:00 to 18:00 Monday to Fridays, 08:00 to 13:00 Saturday with no operations on Sundays and bank holidays.

12.II notifications of work commencing to affected properties.

It is proposed that any residential property situated within 100 metres of the edge of the site be given written notice of the intended commencement or recommencement of the works at least 7 days prior to.

12.111 management of the works

The site manager will be the applicant / site owner, Mr. S. Scalise.

12.IV dust control

It is not envisaged that dust will arise from excavation work. It will arise from periodic masonry cutting and so mechanical cutting will be carried out with a dust capture device.

12.V waste disposal

It is not intended that any excavated soils arising from reduced levels or foundation trenches will need to leave the site.

Surplus building materials, scrap and offcuts etc. will be disposed of via a hired skip obtained from a dedicated recycling company.

12.VI parking for site deliveries, site operatives and visitors.

There is ample space within the site for parking. There will be no need for road side parking.

12.VII / VIII offloading planting and materials / plant storage

Building materials pertaining to low rise residential development are usually delivered to site on flatbed rigid axil lorries and off loaded with an integral crane. There is no need for a crane on site. Some materials and plant will be stored securely in a temporary steel shipping container. Some materials can also be stored within the adjacent dwelling which is owned and occupied by the applicants' close family members.

12.IX security hoarding

None envisaged

12.X protection of footpaths

The site will be accessed throughout the construction period via the existing access. The will be no need to divert or especially impede the road side footpath. Statutory undertakers and utility connection providers will have their own protocols to observe in this respect as will the licensed contractor of the new access (verge crossing) proposed.

Condition 13 noise protection for the proposed residential units

It is not clear as to why this condition has been applied. The dwellings will be set back from the road frontage with the road itself being of rural village status with little night time road traffic. There is the near Main Road but the site is shielded from noise emanating from traffic noise by the existing built up frontage properties along the Main Road. The houses also have blank gables facing in the direction of the Main Road.

There are no noisy industries nearby and the open land opposite the site is a burial ground. The site backs onto open fields.

It is here contended that the condition is inappropriate. The consent to which the condition is attached was an Outline consent with siting and layout of the three proposed dwellings reserved. Siting was subsequently dealt with under the reserved matters application and the condition not specifically carried forward.

However: the dwellings are set well back from the minor road from the Mill Lane frontage and have bedrooms mostly positioned at the rear. Outdoor siting out amenity / garden space is also at the rear facing onto open fields.

It can also be said that the standard decibel reduction feature of average double glazed windows is some 45db and such windows are tested for airtightness as is required under the current Building Regulations.

Another route for airbourne sound transmission into buildings is via the roof. However: current Building Regulations will require at least 450mm of fibre quilt insulation above first floor ceilings and this will provide more than adequate sound insulation.

It is proposed then that this condition can be adequately discharged in the light of the above.

ROB*ert* L FORD

private architectural practitioner and rural development consultant

PARKSIDE PARK ROAD LEEK STAFFORDSHIRE ST13 8JT

roblford@phonecoop.coop 01538 389290 / 07969 68 68 86