

CONSTRUCTION & ENVIRONMENTAL METHOD STATEMENT

**SPRINGFIELDS FARM
HULME**

JANUARY 2024

Site Address:

Springfield Farm, Hulme Lane, Hulme, Staffordshire, ST3 5BH

Applicant:

Mr. C. Taylor

Proposal:

Conversion of former agricultural building to retail use and associated
formation of parking area and vehicular access improvements
(part retrospective)

CEMP:

Date Issued: 23rd January 2024

Job Reference: RDP/2023/066

Report Prepared By:

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1. Introduction

1.1 The applicant has recently secured part-retrospective planning consent for the change of use and conversion of a former agricultural building at Springfields Farm, Hulme Lane, Hulme to retail use, along with the associated formation of a car park and provision of vehicular access improvements (LPA Reference: SMD/2023/0422).

1.2 Condition 13 of the approved consent requires as follows:

No further development hereby permitted shall be undertaken until a Demolition and Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:

- i) The hours of work, which shall not exceed the following: Construction 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;
- ii) The arrangements for prior notification to the occupiers of potentially affected properties;
- iii) The responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
- iv) 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;

- v) Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.

All works shall be carried out in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

- 1.3 This document has prepared to address the requirements of this condition and should be read in conjunction with the approved plans.

2 Scope of CEMP

- 2.1 The CEMP address the following issues, as dictated by the requirements of Condition 13 of SMD/2023/0422:

- Hours of Work
- Notification of Potentially Affected Properties
- Details of Responsible Person
- Minimisation of Dust
- Burning of Waste

3 Hours of Work

- 3.1 The bulk of the work to convert the existing building has already been carried out with the approved application being part-retrospective. The remaining works to be carried out, which relate principally to external works and some internal alterations will be carried out within the following hours:

Monday to Friday: 08:00hrs – 18:00hrs

Saturdays: 08:00hrs – 13:00hrs

Sundays / Bank Holiday: No working

4 Notification of Potentially Affected Properties

- 4.1 The nearest neighbouring occupiers to the development lie to the north and northeast of the site. The occupants of those properties will be notified in writing of when additional works are to be carried out on the site.

5 Responsible Person

- 5.1 The responsible person will be Mr. C. Taylor who is the applicant and who will be coordinating and undertaking the building works on the site.

6 Minimisation of Dust

- 6.1 The nature of the works to be undertaken means the likelihood of dust being generated is very low. Works that have potential to cause dust are the removal of part of the existing driveway to facilitate the new tarmacadam surface and the removal of the overflow car park.
- 6.2 A water bowser or similar will be available on site to prevent the formation of dust where this is noted as an issue. The timescales for compliance with the planning conditions nevertheless dictate that the works be completed within four months of the date of the decision notice, so works are unlikely to take place during the warmer, dryer months when dust is more likely to be a problem.

7 Burning of Waste

- 7.1 In accordance with the requirements of Condition 13, it is confirmed that no waste shall be burnt on site and shall be kept securely before removal from the site.