

CONSTRUCTION METHOD STATEMENT

Project: Deebank Heights Phase 2

Site Description: Construction of new-build dormer bungalow and refurbishment/retrofit of The Orchard, Springfield Drive.

Client: Deebank Developments Ltd.

Architect: Sammons Architectural Ltd.

Principal Contractor: Hammonds Construction Ltd.

Prepared By:

John Hurst, Deebank Developments Ltd.

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1.0 Introduction

This Construction Method Statement addresses the second phase of development at Deebank Heights and The Orchard, Springfield Drive, Leek ('Phase 2'). In accordance with the local-authority-approved scheme plan (SMD/2016/0134), Phase 1 involved the construction of a mix of seven detached bungalow and chalet bungalow units on the land off Deebank Avenue, ST13 6NB, adjacent to The Orchard, Springfield Drive, Leek. Phase 2 of the development now comprises:

- a. Construction of a detached dormer bungalow to the south side of The Orchard house – known in the approved development scheme as 'Plot 9'.
- b. Full refurbishment and retrofit of The Orchard, Springfield Drive – known as 'Plot 8'.

Full Planning Permission was granted for Phase 2 by the Planning Inspectorate on 19th June 2024. Condition 3 of the Appeal Decision Notice APP/B3438/W/23/3334461 requires commencement of development to be contingent upon Local Planning Authority (LPA) approval of a Construction Method Statement. The Statement shall provide for:

- Equipment and resource use.
- Security of the site perimeter.
- Parking of Vehicles of Site Operatives and Visitors.
- Loading and unloading of plant and materials.
- Storage of plant and materials used in constructing the development.
- Measures to control the emission of dust and dirt during construction.
- A scheme for recycling/disposing of waste from demolition and construction works.
- Delivery, demolition and construction working hours.
- The responsible person (e.g. site manager / office) who could be contacted in the event of complaint.

This document addresses the above sub-conditions, as well as firstly providing further general information on how the project will be delivered:

- Estimated timescales for the programme of works.
- Use of equipment and resources.
- Security of site perimeter and provision of welfare facilities.

2.0 Programme of Works

Key Milestones	Estimated Timeline
Phase 2a – Dormer Bungalow 'Plot 9'	Commencement of works from March 2025. Completion of Plot by December 2025.
Phase 2b – Retrofit of The Orchard house.	Commencement – indicatively from autumn 2025. Completion – indicatively by summer 2026.

3.0 Equipment and Resource Use

3.1 Work Equipment

The Principal Contractor shall consider the types of work equipment used by their own operatives and from within their supply chain, ensuring it is appropriate and fit for use, taking into consideration vibration (maintained equipment), atmospheric dust (dust extraction systems) and fire (electrical equipment inspected and portable appliance checked). Use of only 110 volt or battery-operated portable tools and safe electrical supplies shall take place on site.

4.0 Security of Site Perimeter and Welfare Provision

4.1 Site Perimeter

In addition to tree protection measures stipulated in the Arboricultural Method Statement, ref. THL-AMS25-2b (12 February 2025), the Principal Contractor shall erect visqueen-covered site Heras fencing around the northeastern perimeter of the site (where an in-situ boundary is lacking) and similarly along the western boundary with Springfield Drive to safeguard the development area. The site fencing will be inspected by the Principal Contractor Site Management Team at each site visit for defects. Although unlikely in this neighbourhood (and no such occurrence materialised in Phase 1), if any site fencing defects are found, these will be repaired immediately.

4.2 Site Welfare Facility Provision

The portable site cabin shall be situated within a permissible development zone in accordance with plans and methods already agreed with both Tree Heritage Ltd, and the Local Authority Tree Officer (LATO), Steve Massey. These details are set out in the above-mentioned Arboricultural Method Statement submitted to discharge the second of the two pre-commencement conditions.

Welfare facilities for additional hygiene, staff rest and refreshments shall continue to reside within The Orchard House, as they were established to assist the closing stages of Phase 1.

5.0 Vehicle Parking for Site Operatives

As took place in Phase 1, limited recourse to contractor parking on Deebank Avenue shall take place during Phase 2 only when significant deliveries to the site occur and which involve the presence of large vehicles. At all other times the contractors will park on site as follows:

- **Phase 2a** – vehicles shall be permitted to park in designated areas stipulated in drawing THL-0986-10 of the Arboricultural Method Statement
- **Phase 2b** – vehicles shall be permitted to park in the designated area to the northeast of The Orchard house and directly in front of the eastern elevation of The Orchard house within the permitted construction parking zone until such time retrofit of The Orchard house is complete. At this time, vehicular presence will be minimal and shall be confined to the permitted parking zone while the eastern frontage of The Orchard house is surfaced to standards set out in the approved site plan.

As took place in Phase 1, the Principal Contractor shall continue to encourage the practice of sharing vehicles for team members and the transportation of required tools to minimise disruption to residents on Deebank Avenue, Deebank Heights or Springfield Drive.

6.0 Loading and Unloading of Plant and Materials

Deliveries will be made during normal operating hours of 08:00 to 17:00 hours (Monday to Friday) and 08:00 to 13:00 (Saturday). Most deliveries will take place from Deebank Heights unless for any reason access on Deebank Heights is not possible. Large vehicles attending site will, as in Phase 1, be reversed into site with staff-guided traffic management taking place on Buxton Road. Careful entry of the largest vehicles will then be supervised along Deebank Avenue by the same site staff to the vehicle resting points at the western end of Deebank Heights. This will allow easy forward exit once materials are unloaded. Deliveries via Springfield Drive (and which has always been the case for the existing Orchard house) will take place in Phase 2a via Springfield Drive when necessary.

The Principal Contractor shall ensure that, when appropriate, the supply chain is given a methodology of delivery of plant, machinery, and large/bulk materials to the site, with any time constraints as stated in Section 10 of this document, the route in which they will take, and the protocols that we will have in place for receiving such deliveries.

As far as reasonably practical, the Principal Contractor and their appointed site staff will manage vehicle movements, parking and deliveries in the best and most efficient way possible as to not interfere with the highways nearby and the daily flow traffic on them. Delivery of certain materials

will require careful manual handling onto site to be deposited at their point of use. This relates primarily to the roof trusses, and it will ensure the welfare of the nearest trees and neighbouring property.

7.0 The Storage of Plant and Materials

Due to site space constraints, materials storage within the site will be minimised where possible, with no materials to be stored outside of the site boundary lines. With exception of resources carried over from Phase 1, further materials will only be procured and delivered within a few days of those materials being installed as part of the works programme. When delivered, these materials will be securely stored in proximity to their point of use and heavy materials will be stored outside of root protection areas of protected trees. Please note, the storage and handling of materials on site has been discussed at length with, and agreed by the LATO, as set out in the Abroboricutlural Method Statement.

There will be elements of plant that will be parked within the confines of the site, but only for the duration of the works that they are associated with.

8.0 Measures to Control the Emission of Dust and Dirt During Construction Activities

Dust emissions and odours arising from a site can potentially annoy neighbours and even cause health risks at high concentrations. Under the Environmental Protection Act 1990 the Principal Contractor has a duty to avoid causing a statutory nuisance due to creating dust that may affect the workforce, neighbours and the environment. Failure to do so is a criminal offence and may result in prosecution and an unlimited fine.

The Principal Contractor will have in place Health & Safety and Environmental procedures to ensure that the site team is fully aware of all those who may be affected by the work and to put in place control measures to minimise any nuisance or inconvenience.

Effective planning and management of dust control requires a thorough understanding of the construction programme, the operations, and their likely impact due to the changing weather conditions. The control measures that will be introduced reflect the site team's knowledge of the programme and site operations to combat dust.

To minimise the nuisance of dust generated by the construction operations the following operational constraints will be implemented:

- a. Sweep of Deebank Avenue and/or Deebank Heights as necessary when potential traffic movements containing soil, spoil, hardcore, concrete etc. are taken into or out of the site and some spillage of materials has taken place.
- b. Ensure that dust generating materials taken to and from site are covered by tarpaulins.
- c. Traffic speed on site to be lowered to prevent the generation of dust,
- d. Construction methods will be reviewed to limit generation of dust by use of interventions including wet cutting in lieu of dry cutting where practicable.
- e. Control of dust will be implemented on site by the use of a water bowser unit to dampen site access if considered necessary.
- f. Plant and equipment will be selected where viable to minimise generation of dust.
- g. Dust migration to adjoining properties to be restricted where considered necessary and/or viable using debris netting fixed to all the perimeter fences.

During very dry conditions, consideration would be given to suspension of soil handling operations if wind speeds give rise to dust generation that could cause a nuisance to dust sensitive locations in the vicinity of the site, particularly during dry and windy conditions. Being aware of the impact of dust creating operations is key to good dust management. Having good communications, including on-site inductions, toolbox talks, notices, site briefings to staff etc. are therefore considered essential.

The monitoring of operations with the potential to cause airborne dust emissions will be undertaken by the Principal Contractor Project Manager or an appointed representative. This will predominantly take the form of personal visual assessments. Findings, including the prevailing weather conditions, will be recorded in a logbook kept specifically for recording site conditions and events. As a minimum, entries in the logbook should be made when work that has the potential to cause significant airborne dust emissions is being prepared for immediate implementation.

9.0 Scheme for the Recycling, Depositing and Disposal of Waste Resulting from Construction Works

9.1 Waste Reduction Policy

To emphasise the importance of minimising waste through recycling, the Principal Contractor shall establish a "Waste Reduction Policy". This policy shall promote the reduction of waste to minimise the amount of waste sent to landfill sites through the re- use, re-cycling and the responsible disposal of waste.

9.2 Reduce

Where possible, waste shall be avoided. This may be achieved by the following means:

- For both Phase 2a and 2b:
 - Strive to procure materials in the correct quantities to minimise residual surpluses.
 - Provide appropriate storage for materials on site to eliminate wasted product. This may be by means of covered areas, within the onsite waterproof container, or sited away from plan movements and low spots which may gather water.

9.3 Re-Use

The Principal Contractor shall recognise that waste materials can be re-used on site or on other sites to prevent them entering the waste management chain. This may be achieved by the following means:

- All operatives are trained to identify any off-cuts which can be retained for reuse versus those which cannot be repurposed before they are placed in a skip. The Site Manager will endeavour to get other trades to use the off-cuts in downstream construction processes.
- Any excess materials surplus to need on this project will be appropriately stored and collected from site for re-use on other projects where possible.
- Packaging waste is returned to the supplier where practical, but segregated and recycled where possible before condemned for disposal.
- Where possible demolition waste is crushed on site into 6F2 and re-used as sub-base in the permanent works.
- For Phase 2b:
 - Where possible, appropriate demolition waste is crushed on site into 6F2 and re-used as sub-base in the permanent works.
 - Agree with suitable demolition contractors the segregation and repurposing of recyclable materials from the cart-away of the non-recyclable.
- Where bulk materials, i.e. soils and demolition wastes, cannot be re-used on site then the Principal Contractor shall endeavour to ensure these are used on other suitably licensed sites. This is achieved by considering requirements for other projects being conducted by the Principal Contractor. Where these are not available then the Principal Contractor will use waste brokers to try and find suitable sites for the materials to be re-used.

9.4 Recycle

Where site space allows, the Principal Contractor shall endeavour to segregate on site any materials which have a recycling market. This may be any of the following:

- Brick and concrete

- Wood
- Glass
- Paper / cardboard
- Metal
- Plasterboard
- Waste electrical equipment

Where it is impractical to provide segregated skips, due to space restrictions or volume of waste produced, then waste management contractors with a proven track record of recycling high proportions of mixed construction and demolition waste will be appointed by the Principal Contractor with the approval of the Client.

9.5 Disposal

It shall be the general policy not to send by default any waste directly to landfill sites. This is only to be conducted where the waste is hazardous and there are no techniques available to remediate it, e.g. asbestos. Apart from this, the only wastes consigned for disposal should be the small proportions of mixed construction and demolition wastes which cannot be recycled, generally because there are no recycling markets available for the material.

10.0 Construction Working Hours

Noisy construction related activities shall be restricted to the following times of operations:

- 08:00 to 17:00 hours (Monday to Friday).
- 08:00 to 13:00 hours (Saturday).
- No work is permitted on Sundays or Bank Holidays.

A noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is clearly audible at the site boundary.

11.0 Contact of Responsible Persons

In the event of a complaint or key stakeholder query, the nominated Responsible Persons for this project are:

CLIENT John Hurst, Deebank Developments Ltd. – 07946 624 684

PRINCIPAL CONTRACTOR Paul Hammonds, Hammonds Construction Ltd – 07470 428 880

Contact details for the Principal Contractor are the same as they were for Phase 1, and helpful dialogue was held with Planning Enforcement during Phase 1. In Phase 1 the project worked hard to foster a positive and open working relationship with all its key stakeholders. This will continue as a priority for Phase 2, and representatives of the local authority are welcome to contact us, or visit the site, at any time.

Thank you for your support during Phase 1.