

CONSTRUCTION MANAGEMENT STATEMENT

Location	Gravels Farm Bungalow, Gravels Farm, Sheffield S36 9AW.
application	Enlargement of Dwelling by Construction of Additional Storey (Prior Approval)
client/applicant	Emily Askey
job number	25/1140
date	July 2025 Rev A 17/02/2026

Ltd
PAUL MATTHEWS ARCHITECTURAL

ARCHITECTURE | PLANNING | DESIGN



Company Registration Number: 09898149 - Company Registered in England and Wales

INTRODUCTION

This Construction Management Statement has been prepared to discharge the only pre-condition, condition number 4, imposed on the recent planning decision notice 2025/0338.

The decision notice can be found in appendix A of this statement.

Prior approval was granted on 25/07/2025 for an *“Upward extension to convert existing bungalow into two storey dwellinghouse (Prior Notification - proposed enlargement of a dwellinghouse by constructing additional storeys Class AA)”* at Gravels Farm Bungalow, Gravels Farm, Schole Hill Lane, Penistone, S36 9AN.

Condition four of the planning approval states;

- 4 No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

hours of operation;
the parking of vehicles of site operatives and visitors;
measures to control the emission of dust and dirt during construction; and
measures to control noise and vibration levels during construction.

Reason: In the interests of highway safety and residential amenity and in accordance with Local Plan Policy T4 New Development and Transport Safety and Local Plan Policy GD1 General Development and paragraph AA.2.(3)(b) of Class AA Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This statement outlines the proposed construction hours and the mitigation measures to manage and minimise the potential adverse impacts of construction activities associated with the upper floor extension and associated works.

CONSTRUCTION MANAGEMENT STATEMENT

Proposed Hours of Operation/Works

To comply with best practice and minimise disruption to the neighbouring hamlet, the following construction hours are proposed;

- Monday to Friday: 8:00am – 6:00pm
- Saturday: 9:00am – 2:00pm
- Sundays and Public Holidays: No work (unless otherwise agreed in writing with the Local Planning Authority).

All high-noise activities (e.g., concrete breaking, cutting materials, etc) will be restricted to 9:00am – 5:00pm on weekdays only.

Environmental and Community Impact Mitigation Measures

Noise Mitigation

- **Use of Low-Noise Equipment:** All machinery and equipment, wherever possible/practical, will be selected with consideration of noise output and fitted with silencers where practical.
- **Acoustic Barriers:** Temporary hoarding or sound barriers have been assessed but given the locality, remoteness, magnitude of the proposed development, space separation and existing noise in the immediate locality we contend acoustic barriers are not required in this particular instance.
- **Scheduling of Noisy Work:** The noisiest operations will be scheduled during mid-day hours and kept to a minimum duration.
- **Communication:** Residents will be notified in advance of any particularly potential disruptive works such as bulk deliveries, etc.

Dust Control

- **Water Suppression:** Water sprays will be used on dusty activities (e.g. mechanical cutting).
- **Dust Screens and Covers:** We contend, given the specifics of the proposed development and site layout that stockpiles will not need to be covered and no perimeter screens will be required. The development site is self-contained.
- **Wheel Washing:** Given the magnitude of the proposed development we contend a wheel wash station will not be required. It is anticipated deliveries and vehicle movements to and from the site, given the size of the proposed development and existing access/hardstanding areas, will not result dirt and dust being carried onto the highway network.

Facility to be provided (hose pipe) to enable vehicle wheels to be washed should vehicles associated with the development get muddy and to prevent mud being deposited on the highway network.

- **Street Cleaning:** Not required due to the size of the proposed development.
- **Burning:** No burning will be carried out on site resulting from the proposed development.

Vibration Mitigation

- **Pre-Construction Surveys:** Given the proposal is for a first floor extension and limited (if any) complex ground works we contend that pre-condition surveys will not be required for adjacent properties prior the development commencing.
- **Controlled Methods:** Use of vibration monitoring and low-impact construction techniques where feasible/practical.
- **Monitoring Equipment:** Given the proposed development and construction form we contend vibration monitors will not be required to monitor safe levels within acceptable limits.

Traffic and Access Management

- **Construction Traffic Management Plan (CTMP):** We contend a CTMP will not be required given the extent/magnitude of the proposed development. The submitted/approved block plan has been amended and accompanies this application. This indicates three parking spaces for workforce during the construction phase. Whilst the proposed temporary parking area is outside the redline application site it is land within the direct ownership/control of the applicant. We consider the three parking spaces for workforce are adequate for the size of the project and still enable ease of access for deliveries of materials, etc. All this ensures no impact on the neighbouring properties.
- **Designated Routes:** Construction vehicles will use the existing vehicular access to the North West of the hamlet. A banksman (one of the construction phase workers) will be available to assist deliveries ,when required, to the site. These deliveries will use the existing access, reversing up the private track and lane to the rear (North West) of the hamlet with materials then unloaded without impacting on the adjacent properties. The delivery vehicle will be able to then exit the site safely in forward gear.
- **On-Site Parking:** Workers will be provided with on-site parking to prevent overflow onto the local highway – see accompanying proposed block plan.
- **Delivery Scheduling:** Deliveries will be restricted, where possible/practical, to off-peak traffic hours to reduce congestion and conflict with the adjacent children’s nursery setting (drop off and pick up times) and commuter traffic.
- **Site Access Management:** Given the size of the proposed development we contend no trained access marshals will be required. It is expected vehicle movement will be no different than that of a similar domestic extension project.

Communication with Neighbours

- **Dedicated Liaison Officer:** The applicant, Mrs Emily Askey, will be the project liaison officer and will be on site and/or available during the construction phase to handle queries/complaints from adjoining neighbours.
- **Advance Notifications:** All adjoining owners and occupiers will be notified of relevant key stages of the proposed works along with any potential disruptions.
- **Complaints Procedure:** A clear and responsive complaints procedure will be in place throughout the construction period.

CONCLUSION

The proposed development hours and associated mitigation strategies within this statement are designed to ensure minimal impact on the hamlet residents and childcare business while allowing for the safe and efficient progress of the development.

This CMP (Construction Management Statement) is a requirement of a Prior Notification - proposed enlargement of a dwellinghouse by constructing additional storeys (Class AA). It's important to note the proposed development is a modest domestic extension project with possible harm and impact being no greater than other similar sized domestic extension projects.

We trust this statement is substantial enough to formally discharge this pre-condition.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.

APPENDIX A

DECISION NOTICE



Notice of Prior Approval Determination

**TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015
SCHEDULE 2, PART 1, CLASS AA
ENLARGEMENT OF A DWELLINGHOUSE BY CONSTRUCTION OF ADDITIONAL STOREYS**

Correspondence Address:

Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ

Decision Date: 25.07.2025

APPLICATION NO: 2025/0338

DESCRIPTION: Upward extension to convert existing bungalow into two storey dwellinghouse (Prior Notification - proposed enlargement of a dwellinghouse by constructing additional storeys Class AA)

LOCATION: Gravels Farm Bungalow, Gravels Farm, Schole Hill Lane, Penistone, S36 9AN

APPLICANT/AGENT: Paul Matthews Architectural

Prior approval is hereby **given** for the development described above subject to the following standard conditions:

- 1 The development must be completed within a period of 3 years starting with the date prior approval is granted. The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and that notification must be in writing and include:

the name of the developer;
the address of the dwellinghouse; and
the date of completion.

Reason: In order to comply with paragraphs AA.2.(3)(c)(d)(e) of Class AA Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans:
- 25/1140/04a General Arrangement as Proposed, received 8th July 2025.
25/1140/05 Proposed Block Plan.
- and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
- 3 The external materials shall match those used in the construction of the exterior of the existing dwellinghouse.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making and paragraph AA.2.(2)(a) of Class AA Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 4 No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- hours of operation;
the parking of vehicles of site operatives and visitors;
measures to control the emission of dust and dirt during construction; and
measures to control noise and vibration levels during construction.
- Reason: In the interests of highway safety and residential amenity and in accordance with Local Plan Policy T4 New Development and Transport Safety and Local Plan Policy GD1 General Development and paragraph AA.2.(3)(b) of Class AA Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).**
- 5 Construction or demolition-related activity shall only take place between the hours of 08:00 to 18:00 Monday to Friday and 09:00 to 14:00 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1 Pollution Control and Protection.
- 6 There shall be no burning of any material within the development site during the demolition and/or construction phases.
Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1 Protection of Green Belt.

Additional information:

- 1 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

- 2 If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

It is recommended that measures are taken to prevent a nuisance/or affect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke, odour, light or dust. No waste should be burnt. If a Statutory Nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, light, odour, dust or smoke nuisance from being created.

Signed:

Dated: 25 July 2025



Garry Hildersley
Head of Planning, Policy & Building Control
Growth & Sustainability Directorate