

RE: Erection of 1 no. two bedroom bungalow, 1 no. three bedroomed dormer bungalow, 4 no. two-storey, three bed dwellings with associated detached garages and parking facilities. In addition change of use of the angel pub (hotel) from a drinking house to 2no. three bed dwellings at The Angel Hotel, High Street, Bolton Upon Dearne Rotherham, S63 8JJ

REF: 2019/0037

Condition 12

Noise Management Plan

This document details best practise for the noise management during the demolition of part of the existing public house and construction of the 6 dwellings, and the conversion of the existing public house to two no. dwellings at The Angel, at the junction of High Street and Angel Street, Bolton-Upon-Dearne, Rotherham. These standards and procedures are in place to protect the interests of local residents, businesses and the general public and will be given special attention by Wath Construction during the works duration.

Key outputs from this report are:

Noise during demolition

With the site's situation within the proximity of a residential area, the smallest and quietest machinery to properly undertake the demolition works, and specifically the breaking up and disposal of the ground slab will be identified for the task.

Noise during construction

The objective is to control noise within recognised limits. The on-going quiet enjoyment of the existing neighbours is of paramount importance. This Noise Management Plan identifies the specific measures to be taken in protecting the neighbours from the adverse effects as a result of the construction activities.

Working hours

Working hours for construction and remediation works will be in accordance with the Barnsley Metropolitan Borough Council (BMBC) Planning Permission 2019/0037, Local Plan Policies GD1 General Development Policy, and POLL1 Pollution Control and Protection.

Deliveries

Deliveries to the site will be via the existing access from Angel Street. Operating hours are 08:00AM to 15:00PM and it is the clients wish to limit construction deliveries to those hours in order to limit potential disruption to pedestrians and local residents.

Waste removal

Demolition and construction waste and excavated material will be loaded into skips or lorries which will park within the site boundary before being released onto Angel Street.

Programme

The overall duration for the site works from commencement of demolition to completion of the fit out is approximately 54 working weeks.

NATURE OF THE PROJECT/SCOPE OF WORKS

Project location

The project is a small site situated at the junction of High Street and Angel Street in Bolton-Upon-Dearne, within a 5-minute walk of the train station. The site is north of the Church of Saint Andrew the Apostle, and west of Barnie Rubble DIY and Aggregates. The rest of the surrounding area is residential.

Scope of works

The works comprise the demolition of the single storey elements of the existing public house and the abandoned associated buildings, and the construction of a number of dwellings of more appropriate style and size for the area. The works include:

Demolition of the existing stone and brick single storey buildings on the site;

Breaking out of the existing foundations;

Building new structures of stone and brickwork construction;

Conversion of existing public house to two no. dwellings.

THE CONSTRUCTION SITE

This section outlines the requirements relating to site management practices, ranging from working hours and practices, to the operation of equipment on site. It outlines a number of procedures that should be implemented during site operation.

These relate to working hours, site layout and appearance and good housekeeping.

Representatives from Wath Construction will regularly inspect the construction site to ensure that these procedures are adhered to. Wath Construction will follow a 'good housekeeping' policy at all times. The site should be cleared by Wath Construction on completion of the development.

The measures to be implemented by the Wath Construction at the site of The Angel, High Street, Bolton-Upon-Dearne:

Working hours

Core working hours as determined by BMBC, will be 08:00AM until 18:00PM Monday to Friday, and in the unlikely event of Saturday working these will be kept to 09:00AM until 14:00PM. There shall be no works on Sundays or Bank Holidays.

Noise Management

Tools with the lowest possible decibel reading will be used while on site;

Checks will be carried out on the tools being used on site to ensure that they are not damaged;

Faulty tools will be returned to the stores or hire company and suitable tools will replace them;

Signage will be displayed around site to warn of the noise;

Where noise has been identified as above 80dB(A) but below 85dB(A) then operatives will be given hearing protection and will be encouraged to wear throughout the works;

Where noise has been identified above 85dB(A) then the wearing of hearing protection will be made mandatory;

Suitable information regarding the risks from noise exposure will be given to the operatives in the form of HSE information and toolbox talks;

Where possible the noise will be reduced at the source via the introduction of mufflers/acoustic barriers etc.;

Workers regularly exposed to this type of work will be given periodic audiometry testing;

Operatives will be made aware of the possibility of any sudden loud noises, e.g. scaffold poles colliding;

The public will be made aware of excessive noise by use of site signage;

Communication will be maintained throughout the project and suitable times will tried to be agreed;

Construction will not be permitted on weekends or bank holiday and shall not be carried out before 08:00AM or after 18:00PM unless pre-arranged with the relevant authority.

Good housekeeping

Wath Construction will follow the 'good housekeeping' policy at all times. This will include but is not limited to the following. Wath Construction will:

Ensure considerate site behaviour of the staff;

Ensure the noise from lorry reversing alarms and the like are kept to minimum levels;

Prohibit open fires;

Ensure that appropriate provisions for dust control and road cleanliness are implemented to ensure that the areas adjacent to the site are in no worse condition than they are at commencement (see dust suppression details – condition 13)

Remove rubbish at frequent intervals, leaving the site clean and tidy;

Frequently inspect, repair and re-paint as necessary all site hoardings – all flyposting and graffiti is to be removed as soon as reasonably practicable and within 24 hours of notice from BMBC;

Maintain toilet facilities and other welfare facilities for its staff;

Remove food waste;

Frequently cleanse wheel washing facilities;

Carry out spot checks on High Street and Angel Street to ensure there is no dirt or debris on the road from the lorries;

Prevent vermin and other infestations;
Undertake all loading and unloading of vehicles from the designated area;
High vis to be worn at all times on site;
Be courteous to the general public; and
Ensure boots are free of dirt and debris when leaving site.

Public information

The site hoarding will display Wath Construction's signboard together with publicity material, including up-to-date information on the site programme and telephone contact details for the site representative.

Security

Wath Construction will ensure that the site is secure and prevent unauthorised entry to or exit from the site. Site gates will be closed and locked when there is no one on site. Access and egress will be via security gates.

Wath Construction will provide out of hours emergency phone numbers in case there is any issue that needs their immediate attention.

TRAFFIC MANAGEMENT

Wath Construction will maintain, as far as reasonably practicable, existing public access routes and rights-of-way during construction. The intention will be to service demolition and construction by loading and unloading vehicles inside the site boundary utilising the established delivery times for The Angel:

08:00AM to 15:00PM

(Monday to Friday)

Wath Construction will ensure that all subcontractors and suppliers delivery vehicles comply with the scheme and any noncomplying vehicles are turned away from site.

ACCESS ROUTES

Wath Construction will use designated construction traffic routes for deliveries to the site and removal of waste etc. in accordance with the logistics drawing. It is anticipated that the strategic road network will be used as far as possible for this purpose, with the majority of construction traffic assumed to be approaching the site from the north and south of the site.

Given the existing traffic systems and traffic volumes within this area, the main routes for construction traffic on the strategic road network are as follows:

ROUTE FROM DONCASTER**ROUTE FROM MEXBOROUGH**

Deliveries to the site will be directed to the Angel Street entrance and will be managed for their suitability and offloading arrangements.

Small vehicles will be used wherever possible and plans will be made to offload as soon as possible for speed of turnaround and practicality.