Construction Management Plan & CEMP For Land off Hay Green Lane, Birdwell, Barnsley

Avant Homes

March 2023

Introduction

This Construction Management Plan and CEMP has been prepared for the residential development for 113 No. dwellings at the Hay Green Lane, Birdwell. This document has been prepared in respect of condition number 29 on the Outline Planning Permission reference: 2020/0577.

The conditions are as follows:

Condition 29

No development shall take place, 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:

- *the 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*
- *the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate*
- *wheel washing facilities*
- *measures to control the emission of dust and dirt during construction including confirmation of the type of water supply in place for construction (dust management plan)*
- *a scheme for recycling/disposing of waste resulting from demolition and construction works*
- *measures to mitigate noise during demolition, earth movements and construction (noise management plan).*

Project Description

Residential development by Avant Homes (Yorkshire) comprising of the erection of 113 dwellings, associated estate roads and landscaping. Dwellings ranging from 2 bedroom town houses to large, 4 bedroom detached houses, all of which are 2 and 2.5 storey in height.

The site is located off Hay Green Lane, approximately 7.3km south of Barnsley town centre, and is currently bound by existing dwellings to the north and west and agricultural fields to the south and east. The site has remained undeveloped throughout history and is currently used as agricultural land.

It is anticipated that the construction period will be around 3.5 years from start to finish.

Site Management Plan

Our proposed Site Management Plan, drawing number 4203/410 is provided at appendix 1. The Site Management Plan indicates our proposals in respect of following which covers the items outlined under planning condition 29:

- Proposed on site construction traffic routes.
- Position of site compound.
- Position of the Plant and Material Storage Area.
- Position for loading and unloading of construction materials.
- Position of the site / contractor parking facilities.
- Sales area and associates parking for customers / sales staff.
- Location of wheel wash facility (Jet Wash).

Dust Mitigation & Mud Transfer Control Measures

This section has followed the principals which are set out in the document 'Guidance on the Assessment of Dust from Demolition and Construction from the Institute of Air Quality' and takes on board the requirements applicable to a construction development of this scale.

Permitted Working Hours & Delivery of Materials

The proposed working hours associated with the development are dictated by the planning condition. The permitted working hours as specified under planning condition 28 are as follows:

- Monday to Friday 08:00-18:00 (excluding bank holidays)
- Saturdays 09:00-14:00
- No work to take place on Sundays and Bank, Public Holidays, unless specifically agreed otherwise in writing by the Local Planning Authority.

Likely sources of dust omission from the development

These earthworks phases of the site development would naturally have been the ones most likely to cause dust omission and the transfer of mud from the development on to the adjoining public highway.
The site has been brought up to the finished development platform levels as part of the site remediation therefore there will be no further requirements for any significant earthworks procedures.

Dust Control Minimisation / Mud Transfer Mitigation Measures

With regards minimising dust omissions from the site during the construction phases of the development, the following considerations have been taken into account and the following control measures are proposed:

Contact details for the site manager who will be responsible for dust and emissions generated from the site will be displayed on the site boundary as part of the Considerate Constructors Scheme, so that local residents and businesses are able to contact the site to raise any issues that they may have and report complaints.

The site manager will be responsible for the monitoring and implementation of dust emissions and control measures. The site will keep a record of all such complaints in a log book and respond to them within 2 working days. The log of complaints and action taken will be made available to the local authority on request.

The site manager will actively monitor the site and any off site residential areas within 100m to ensure the control of dust and emissions. These inspections will be twice weekly and a log kept, which will be made available to the local authority on request. Dry and windy conditions increase the likelihood of dust and emissions being produced and dispersed, so daily site and off site monitoring will take place during these times.

The site compound and materials storage area have been positioned so that it does not directly abut any site boundaries with existing properties.

A stock pile of surplus arising's resulting from works involving the implementation of the road and sewers will be placed away from existing residential properties. Any surplus arising's resulting from the road and sewer works will be neatly bunded and weather capped until they are re-used on site.

Any stock piles of material will be appropriately covered until re-used. When the covers are removed during removal / re-use of the stock piles, water bowsers will be available on site for dampening down as and when required.

Landscaping of finished earthworks will be progressive through the site as plots are completed. This will include turfing and planting of completed plots.

Hoardings, fencing, barriers and scaffolding will be cleaned weekly using wet methods, where possible to prevent re-suspension of particulate.

Any materials that have the potential to cause dust or emissions will be removed from site as soon as they are surplus to the site. If they are to be retained on the site they will be covered whilst not in use.

All non-road machinery will meet the highest emissions standards and will have engines switched off instead of idling where ever practical.

The site will be employing a large numbers of workers over the duration of the development and even though the onsite parking facilities will be adequate a workplace travel plan for workers and visitors travelling to and from the site will be implemented by the site manager. This will encourage workers not to use single-occupancy cars to travel to and from work but instead to use public transport or car share.

The company limit on site, cutting, grinding and sawing and utilise prefabricated materials wherever possible. However in the small instances that we do need to cut, grind and saw, work will take place away from the residential areas with water suppression from a spray pump, over the material as it is being cut.

A constant supply of water will be available on site at all times for welfare as well as dust suppression/mitigation.

Any materials associated with the site build will be safely transported across the site from the materials storage area to their required location and placed in position using forklifts and small dump trucks. There is no requirement for any machinery that requires materials to be dropped from any significant height such as conveyers, loading shovels or hoppers.

No bonfires or burning of waste will occur on site at any time.

All vehicles that enter and leave the site will be covered to prevent materials/dust escaping during transportation.

Sand and other aggregates / cement will be stored within the segregated materials storage area within the site compound. The materials will be monitored by the site manager / store man and appropriate action will be taken should dust omissions become an issue such as covering up of the relevant materials.

Any smaller supplies of fine powder materials which are supplied in bags will be sealed after use and stored appropriately to prevent dust.

Prevention of Mud / Dust Transfer onto the highways adjacent to the site

Construction of the initial approved new roads within the site will be continued immediately and will be constructed up to binder course until the whole new road network is complete. This approach will establish a good quality hard surfaced road network within the site from as earlier stage as possible which will not only provide good access to the site compound, materials stacking and site parking areas, but will also enable the stockpiled materials to be removed from site via a hard surfaced route.

A significant volume of top soil / clean cover will be brought to site periodically for use in the gardens of properties in order to implement the approved remediation strategy in order to satisfy both City of Bradford Metropolitan District Council and

the NHBC in terms of validation and verification protocol. Any piles of top soil will be stored in civilised locations on site and either covered or dampened down accordingly to avoid dust omissions.

Based on the above approach in respect of the implementation of the roads at an early stage, it is considered that a wheel wash facility in the form of a Jet wash will be sufficient to prevent / minimise any mud / dust transfer onto the existing highway network rather than the need to provide a full wheel bath facility. The jet wash would be provided on the site for the duration of the construction of the development. The jet wash will be located next to one of the main site entrances as indicated on appendix 1 and the roads from the site entrance to the site compound / materials loading / unloading area will be constructed up to binder course.

The jet wash will be maintained and kept in good operational condition while ever construction vehicles are leaving the development.

In addition to the above, a road sweeper may occasionally be required in extenuating circumstances in the event that some mud or dirt does get transferred on to the adjacent highway. The use of a road sweeper should not really be necessary due to the hard surfaced road network and the jet wash facilities which will be implemented but should the need for a road sweeper arise, one will be provided. The existing roads will be monitored on a daily basis by the Site Manager who will arrange for a road sweeper to be called out as and when it is deemed necessary. Allowance has been made within the site budget for a road sweeper to be used when necessary.

Copies of this Construction Method Statement and Site Management Plan will be distributed to all contractors and sub-contractors who will be instructed to adhere to its contents. Copies of the document will also be available on site.

Complaints procedure

In addition to the above the site will operate a complaints procedure under the considerate constructor's scheme in the event of any complaint from a member of the public about dust or mud transfer to the Site Manager.

1. All sensitive properties located within 100m of the site boundary will be contacted before commencement of the site development.

2. A single point of contact and telephone number will be provided to each property.

3. Details on the hours of operation and timescale for development works will be provided.

4. Any complaint received will be dealt with by the site manager on the day on which it is received.

5. The complainant will be contacted to find out the nature of the complaint and a visit carried out, if needed.

6. Additional monitoring (noise, dust or vibration) will be carried out.

7. If remedial steps are required they will be carried out as soon as practicable and the complainant advised of what will be done.

8. Once any works have been completed the complainant will be contacted to see of the problem has been resolved.

9. A log book of complaints and remedial actions taken will be kept on site.

Considerate Constructors Scheme

We would also like to confirm that the development will be registered under the Considerate Constructors Scheme where the development will be independently assessed under various criteria such as best practice, site cleanliness, site safety etc.

The Considerate Constructors Scheme is a non-profit-making, independent organisation founded in 1997 by the construction industry to improve its image.

Construction sites, companies and suppliers voluntarily register with the Scheme and agree to abide by the Code of Considerate Practice, designed to encourage best practice beyond statutory requirements.

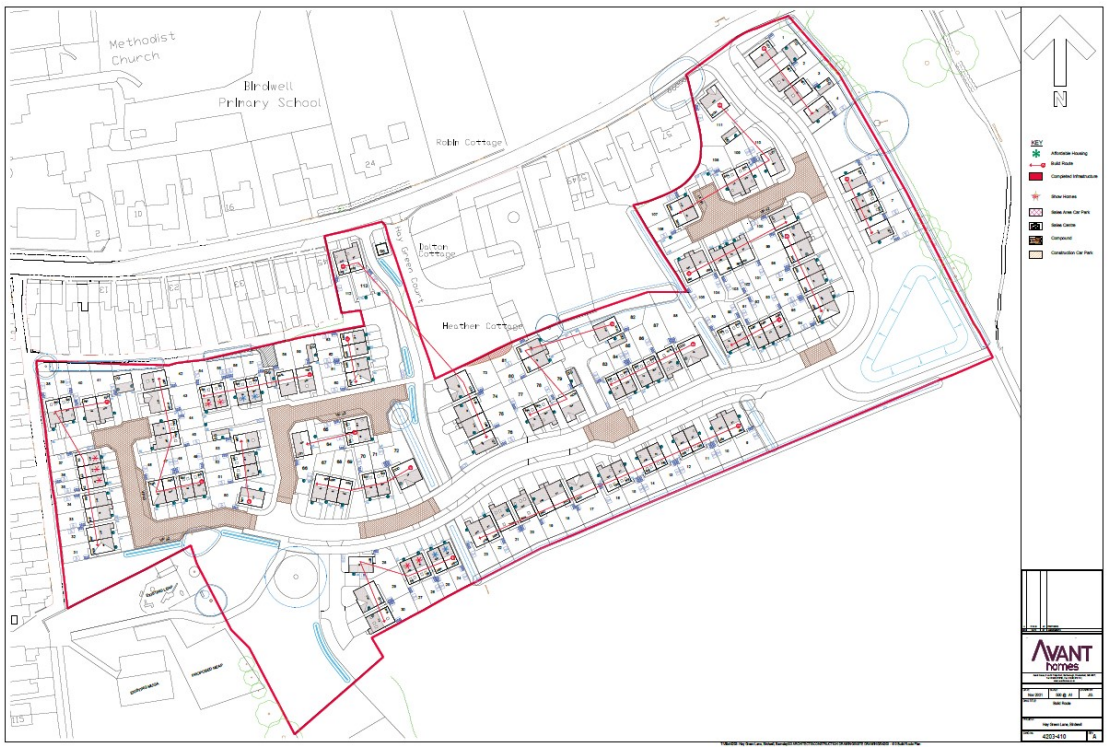
The Scheme is concerned about any area of construction activity that may have a direct or indirect impact on the image of the industry as a whole. The main areas of concern fall into three categories: the general public, the workforce and the environment.

Details of the scheme can be found by visiting the Considerate Constructors Website at www.ccscheme.org.uk

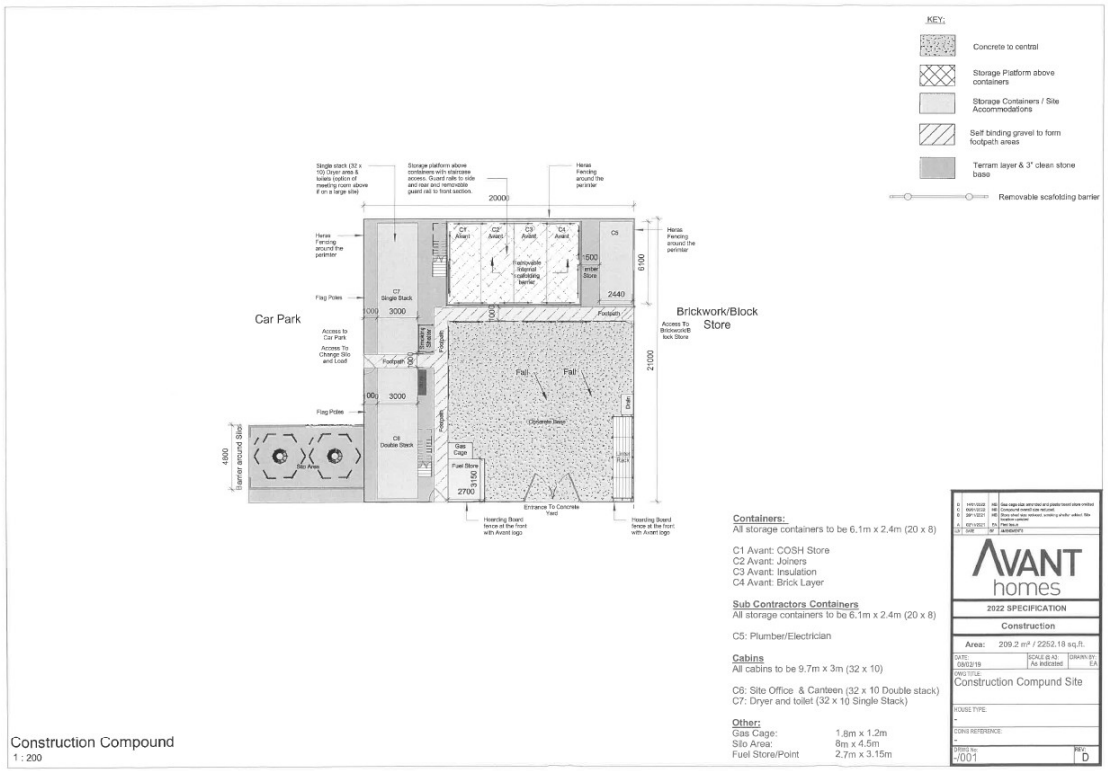
Avant Homes Environmental Policy

A copy of Avant Homes Environmental Policy has been provided at Appendix 3.

Appendix 1 – Build Route – Drawing Number 4203/410



Appendix 2 – Construction Compound



Appendix 3 – Avant Homes Environmental Policy

AVANT homes

Environmental Policy Statement

The Avant Homes Group is committed to conducting our business in an environmentally responsible manner. We accept that we have responsibility for the environment and sustainability, which should be influenced, incorporated, and promoted within our operations and the services we provide.

Environmental impacts associated with our operations and services are controlled by the Group Policy and Procedures, requiring all Avant Homes Group companies to follow defined management systems.

Our businesses are accountable for reinforcing and applying this Policy and ensuring that the defined requirements of business management systems are achieved.

Senior Management is fully committed to this policy and supports this commitment by:

- Assessing and setting objectives and targets as part of our overall business strategy.
- Providing sufficient time, resources and appropriate information, instruction, training, and supervision to manage our impacts effectively.
- Complying with relevant environmental legislation and, where practical, with codes of conduct, industry standards and other requirements, such as those stipulated by other governmental agencies.
- Ensuring environmental impact is assessed through the planning, design, and enablement of our operations and services to prevent pollution, minimise impact and consider opportunities for improvement.
- Setting our Policy on sustainability into our operations and services focussing on the specification and use of materials, waste management, recycling, energy consumption and travel impact.
- Assessing our supply chain and partnerships for suitability to meet Policy requirements.
- Regularly monitoring our performance against stated objectives and publishing the results in our Annual Corporate Responsibility Report.

We look to our employees, consultants, sub-contractors, and those working for us for their support and professionalism in making this Policy truly effective on behalf of the Avant Homes Group.

Jeff Fairburn
Chairman
February 2022