



**Construction Method Statement  
Prepared for  
Condition 22 on Planning Permission ref. 2019/1464.**

**Land off Lidgett Lane, Pilley, Barnsley, S75 3AG**

**Avant Homes**

**March 2020**

## **Introduction**

This Construction Method Statement has been prepared for the residential development for 49 No. dwellings at the land south of Lidgett Lane, Pilley, Barnsley which was recently approved under a section 73 application submitted by Avant Homes (Yorkshire), Planning Permission reference 2019/1464

## **Condition 22 on the permission states the following:**

*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.*
- *Means of access for construction traffic.*
- *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.*
- *Measures to control noise levels during construction.*

## **Site Management Plan**

Our proposed Site Management Plan, drawing number 4178/SMP is provided at appendix 1. The Site Management Plan indicates our proposals in respect of following:

- Position of site compound.
- Position of the Plant and Material Storage Area.
- Position of the site / contractor parking facilities.
- Position of segregated waste management facility.
- Dwellings allocated as show homes.
- Sales cabin location.
- Sales Parking.
- Permanent means of Access for Construction Traffic during the construction phase.
- Wheel Wash Facility (Provision of a Jet Wash)

### **Working Hours & Delivery of Materials**

The proposed working hours associated with the development are as follows which we is in keeping with condition 5 on the [planning permission:

- Monday to Friday 08:00-18:00
- Saturdays 09:00-14:00
- No work to take place on Sundays and bank holidays.

### **Noise Control Measures**

All plant and machinery used for construction of the development has been designed to minimise noise omission and vibration. All plant and machinery will meet the minimum legislation with regards noise omission.

During the development process noise is likely to occur as a result of vehicle movements, plant and equipment from excavators, forklifts, generators, peckers and other handheld tools.

1. Hours of work will be limited to 08:00 to 18:00 Monday to Friday and 09:00 to 14:00 on Saturdays.
2. No work will be carried out in the site on Sundays or Bank Holidays.
3. Plant and equipment will be turned off when not in use.
4. Any plant or equipment used will be suitably silenced in accordance with manufacturer details.
5. Where particularly noisy events are taking place then noise monitoring will take place with records and observations taken and any remediation steps taken recorded in the site log book.
6. In the event of any complaint being received about noise from site operations the Site Manager will investigate the complaint and take remedial actions as required in accordance with the complaints procedure forming part of this Construction Management Plan.
7. In assessing the impact of noise from site, British Standard 5228 Part 1 will be used to assess any potential impact prior to commencement of operations.

8. A contact name and a number will also be passed on to the local authority's environmental protection unit and a sign placed on the site entrance.

With regards the control of dust omissions from the site during the construction phases of the development and in particular during the cut and fill operations on site, any stock piles of material will be placed in a civilised place on site and dampened down with the use of water bowsers.

### **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 banded 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 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.

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 the main site entrance as indicated on the Construction Management Plan at 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.

### **Vibration Control Measures**

Vibration from the demolition and construction phases of the development, in particular due to use of peckers and piling rigs, has the potential to result in loss of amenity to sensitive receptors near to the site and in some cases nuisance or structural damage.

1. Prior to commencement of work on site the Site Manager will contact all local residents and businesses located within 100m of the site boundary to outline our works which are likely to cause vibration and the proposed timescale for the works, and also provide a contact telephone number in the event of any problems.
2. A contact name a number will also be passed on to the local authority's environmental protection unit and a sign placed on the site entrance.
3. Static vibration sources will be located away from sensitive areas.

4. Consideration will be given to the use of alternative equipment which will result in less disturbance, and justification provided for the equipment used will be recorded in the site log book.

5. Where piling is to be carried out measures to minimise noise and vibration will be carried out, including reduction of the energy input per blow of the hammer driven pile, pre-boring for driven piles.

6. Vibration monitoring will be carried out by the contractor responsible for the works, at a suitable position on site nearest to the closest sensitive property from the vibration source.

7. Vibration monitoring will be assessed continuously during the vibration causing activity with records of monitoring and any remedial steps taken recorded in the site log book.

8. Vibration monitoring will consider the Peak Particle Velocity and the frequency of the vibration itself.

### **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](http://www.ccscheme.org.uk)

### **Avant Homes Environmental Policy**

A copy of Avant Homes Environmental Policy has been provided at Appendix 2.

**Appendix 1 – Site Management Plan – Drawing Number 4178/CMP**





| DATE | REVISIONS | BY |
|------|-----------|----|
|      |           |    |

**KEY:**

-  SALES CABIN AND PARKING
-  SHOW HOME
-  SITE COMPOUND
-  MATERIALS STORAGE AND SEGREGATED WASTE
-  SITE STAFF PARKING AREA
-  JET WASH POSITION

Avant Homes  
Unit 2  
Manner Court  
Peel Avenue  
Durkan  
Wakefield  
WF4 3PL



|                                      |     |         |      |            |      |
|--------------------------------------|-----|---------|------|------------|------|
| DRAWN                                | RB. | CHECKED | DATE | March 2024 | REV. |
| DRG. No. 4178/SMP                    |     |         |      |            |      |
| SCALE: 1:500                         |     |         |      |            |      |
| Site Management Plan                 |     |         |      |            |      |
| Lidgett Lane,<br>Pilley,<br>Barnsley |     |         |      |            |      |

## **Appendix 2- Environmental Policy**



## **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 and associated subsidiary companies to follow defined management systems.

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

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

- Continually improving our performance, setting objectives and targets as part of our overall business strategy;
- Provide sufficient time, resources and appropriate information, instruction, training and supervision to manage our impacts effectively;
- Comply 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 throughout 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;
- Continually 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.

A handwritten signature in black ink that reads "Colin E. Lewis".

Colin E Lewis  
Group Chief Executive Officer  
December 2014