

OAK & PROSPER

CONSTRUCTION



Construction Method Statement

24th February 2025

232024-OP-FS-ZZ-RP-A-00001-S2-P1

This document has been prepared to address Planning condition 25 of the Planning Permission 2020/0992 for the construction of 'erection of 8no dwellings and associated work' at the site of the 'land at Park Road, Worsborough, Barnsley, S70 5BA.

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'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

i. Means of access for construction traffic

ii. Loading and unloading of plant and materials

iii. Storage of plant and materials used in constructing the development

iv. Measures to prevent mud/debris being deposited on the public highway.'

This statement provides details relating to each of the matters noted above as a minimum and is to be made public to ensure the neighbouring residents of the site the benefit of understanding the extent and nature of the proposed construction works.

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Access & Movement Around the Site

The following sections address each of the criteria noted within the corresponding Planning condition, which relates to the movement and circulation about the site during the construction works taking place. Oak & Prosper realise the disruption which can be generated during the ongoing works around such a development and take all possible precautions to mitigate this impact as much as possible. Oak & Prosper take pride in building relationships with neighbours during such works to ensure that any concerns or questions raised can be addressed promptly and appropriately. Safe practices, in accordance with our in-house management systems, will be implemented and our appointed Health & Safety consultant will ensure that these methods are maintained through the duration of the build.

Construction Vehicle Routing

The site, off Park Road is located close to the edge of an established residential area. The site has been identified with the red border, with the dashed yellow lines indicating that the primary roads of; Vernon Road and inevitably the A61 will be used to gain access to the area. Delivery vehicles will use the larger 'A' roads about Barnsley to visit site, where possible, which will inevitably lead them onto Park Road. The A61 will provide vehicles with direct access to junctions 36 and 37 of the M1, allowing improved connections to the wider national network.



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Means of Access

The Planning approved design provides a single means of access into the development off Park Road and as such it will be necessary to construct this road in advance of works commencing within the wider site (construction of the new houses). The first month of construction works will be associated to the construction of this road only, to ensure that access can be provided into the site for the wider duration of the build. To avoid ongoing disruption to neighbouring residents and users of Park Road the construction team will work out from the site to build the road, meaning little to no machinery will be positioned on or near to the highway for this portion of works. The team involved in the construction of the road will be limited to no more than 5 individuals, ensuring that impact on the surrounding properties and road network will be kept to a minimum.

Once the access road has been progressed to base course then it will allow the necessary vehicles and deliveries to gain access onto site. Once this stage is reached it will reduce the impact and visibility of the construction team on the wider area as the majority of the works will be self-contained within the main body of the site.

As part of the proposed development, a new junction will be required to be formed off Park Road. Due to the works involved in linking the proposed and existing roads and drainage, it will be necessary to close the north side lane for a small period of time, where the inclusion of traffic management will be provided to allow traffic to continue using the road in a safe fashion.

Site Compound

The image below identifies the proposed location of the site compound on the current site. The position of the working and welfare units have been located to correspond with the proposed works and to avoid the need to reposition at later dates.

The site is currently secured by heras fencing where breaks in the existing boundary line were present. This fencing will be inspected regularly and maintained to ensure that the appearance of the site is reflective of Oak & Prosper Construction's high standards and ensure it doesn't fall into disrepair. The site will be secured further through the installation of temporary CCTV and lighting throughout the construction works.

Pedestrian and vehicle movements will always be segregated by means of traffic management and appropriate signage. Designated pedestrian routes will be designed within the site and its vicinity at appropriate times throughout the construction programme to ensure this separation is maintained. There will be no vehicle parking on or mounting of adjacent kerbs to load, offload or wait.

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Parking

Operatives working for Oak & Prosper Construction or any of the sub-contract team will be encouraged to cycle or take public transport to access the site, where possible. The site has good transport links, with an extensive bus route within the immediate vicinity, including the following:

Route 2	Sheffield – Barnsley	stop on Park Road immediately adjacent site
Route 66	Barnsley – Elsecar	stop on Park Road immediately adjacent site
Route X17	Sheffield – Barnsley	stop on Park Road immediately adjacent site

Initial groundworks and formation of the entrance road and junction will mean there will be no access onto the main portion of the site for the first month. Should operatives have to access site in the car for this short period then they will be required to find parking within the site's vicinity, either on street or within designated pay and display car parks.

Means of Loading and Unloading, and Storage of Materials

Delivery meetings will take place with operatives of Oak & Prosper Construction throughout the project with suppliers and sub-contractors. Details of upcoming delivery schedules and specific site requirements are to be displayed in locations around the site, primarily on the site notice board and within the site office. Liaison between the site manager and the sub-contractor will take place in detail approximately 1 week prior to delivery to review any specific details, unloading locations and contact details for the day.

On the day of the delivery, all plant and vehicle movements shall be managed between the sub-contractor vehicle marshalls and the site manager / banksman. All deliveries to site shall be pre-arranged, with the necessary operatives made available to oversee the activity. Pedestrian activity at the entrances to site shall be managed during all periods of vehicle activity.

On establishment of the site compound and position of welfare facilities a specific lay-down area will be determined on which all unloading can take place. The site compound plan identifies the initial location of a container for the storage of plant and materials used in constructing the development. Following the delivery being laid down, site operatives will use on-site machinery to distribute the materials across the site to the required locations. Further storage locations will be level and in solid conditions to house assorted equipment and materials. The storage of the stores / equipment will be stacked in a safe stable condition to prevent collapse. The storage areas will have access and egress to allow safe movement of site vehicles to operate without hazards to operatives.

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Traffic Management Measures

A new drop crossing junction is to be formed onto Park Road to serve the new development, which will require a Section 184 agreement to be in place with Barnsley Metropolitan Borough Council. A traffic management company will produce the necessary traffic management plan to accompany the S184 application to ensure that an acceptable and safe method of closing part of the road is provided.

A 10mph speed limit will be provided across the site during the construction works. All operatives present on site will be made aware of the speed limit, whilst additional signage will be provided along the new access road to reinforce this limit.

Methods to Prevent Mud, Grit, and Dirt onto the Highway

Oak and Prosper Construction will adopt full wheel wash facilities and suppression water hoses will be provided within the site to prevent mud, grit, and dirt from running onto Park Road and the surrounding residential and commercial areas. All vehicles will be washed effectively prior to leaving site.

Control Emissions of Dust and Dirt

As with all activities on site, contact details of the site manager will be provided on the site notice board to make operatives aware of ongoing site activities and provide the public with a point of contact should they wish to discuss any aspect of the construction work. All dust and air quality complaints will be recorded, ensuring that the causes can be identified, and the appropriate measures taken to reduce emissions. On-site monitoring will be undertaken daily to record conditions and ensure that the details are made available for inspection by the Local Authority, should it be requested.

The site layout will be planned so that machinery and dust causing activities are located as far as possible from sensitive areas. Barriers are to be used as necessary to screen off dust causing activities. Stockpiled materials will be compacted to prevent wind movement and be positioned away from sensitive areas. Designated water points will be provided across the site to enable operatives to wet down any external spaces that may be prone to cause dust to be blown onto neighbouring areas. When cutting, grinding, or sawing is taking place on site, sub-contractors must identify such risks prior to commencement and ensure mitigation activities are in place to reduce dust and dirt emissions. Local exhaust ventilation must be provided and maintained with a minimum of M-class filtration.

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This Statement of Construction Practice will be made public through the submission of the document as part of the Discharge of Condition application to Barnsley Metropolitan Borough Council to address Planning condition 25. In addition to the Barnsley Metropolitan Borough Council Planning Portal, a copy of this document, along with the site set-up plan and contractors' construction proposals document plan will be made available on the site noticeboard and within the site office for any resident's communication and / or complaints during the construction period. Furthermore, the document will be uploaded onto the Oak and Prosper website (www.oakandprosper.co.uk).

Hours of Construction

Construction work hours for the development, including the receipt of deliveries, will be restricted to the following times, unless agreed with the Local Planning Authority to the contrary:

Monday to Friday	08:00 to 18:00
Saturday	09:00 to 14:00
Sunday	No Working