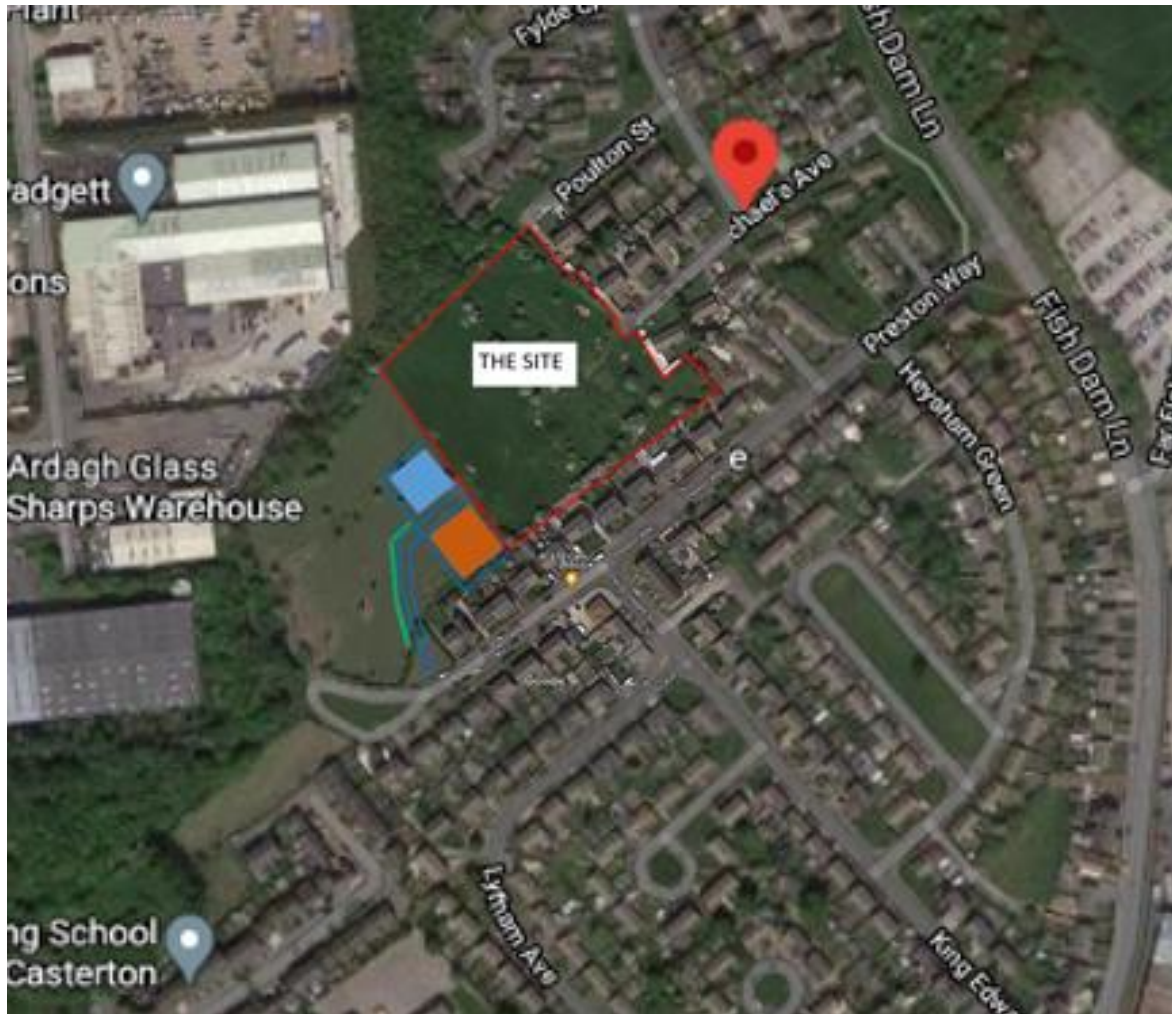


CONSTRUCTION PHASE METHOD STATEMENT & LOGISTICS PLAN



Project Number: 3414
Date: October 2021
Revision: First issue

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1.0 Introduction

This Construction Method Statement has been prepared by ESH Living to comply with Pre commencement Planning condition numbers 6 and 9

Planning Conditions which Refer:

6, Construction or remediation work comprising the use of plant, machinery, or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

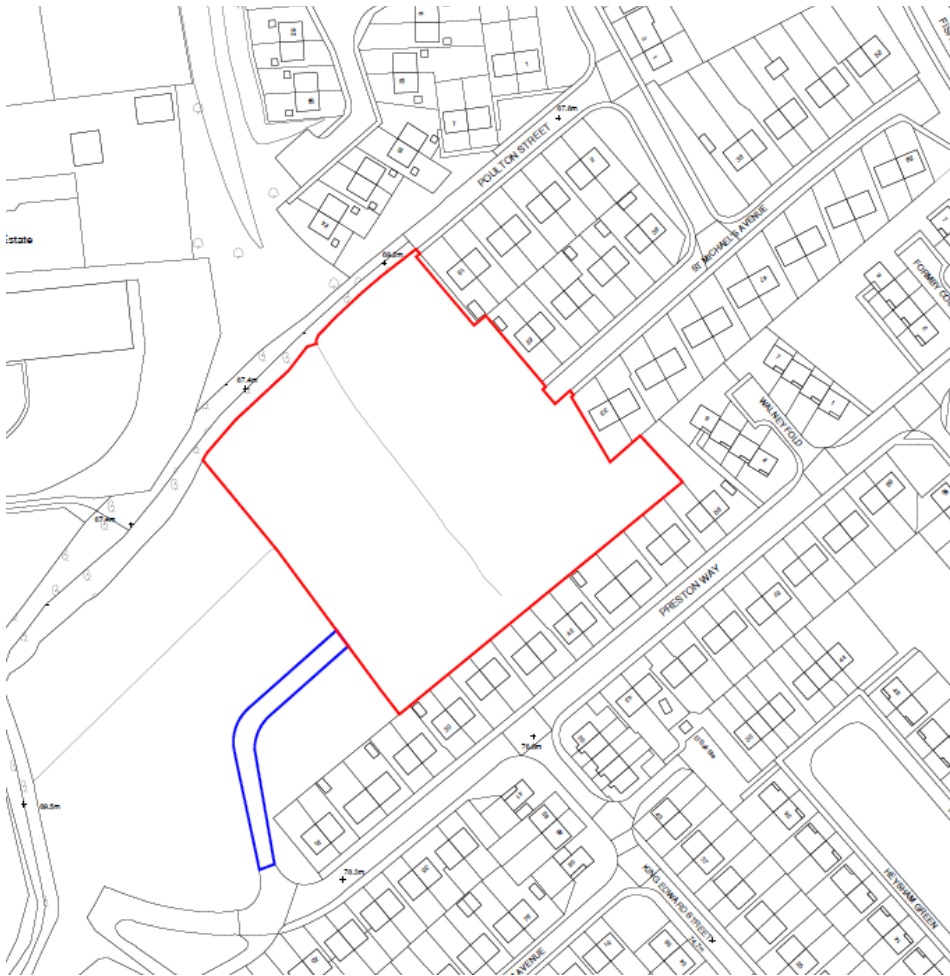
9, No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

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

Reason: In the interests of highway safety, residential amenity, and visual amenity and in accordance with Local Plan Policy T4 New Development and Transport Safety and Local Plan Policy D1 High Quality Design and Place Making.

Site Location – St Michaels Avenue



2.0 Proposed Development

2.1 Proposed Works

The proposed works include forming an access haul road into the site, site clearance and the construction of 35No dwellings, providing a mixture of houses, bungalows, and apartments of varied tenure along with associated infrastructure, parking, and landscaping.

- The Construction of all units will be undertaken by Esh Living.

2.2 Access

This section sets out the proposed site access during the construction phase of the project.

Throughout the construction phase – **NO ACCESS IS PERMITTED** from St Michaels Avenue

St Michaels Avenue, Monk Bretton, Barnsley
PLANNING APPLICATION No;2019/1546

The proposed access route would see all deliveries and site traffic approaching the site via the Fish Dam Lane, then turning into either Preston way or King Edward street.

A new access Haul road is being formed at the end of Preston way for the duration of the project. This access will be utilised for ALL vehicular and pedestrian access to the site.

Plan illustrating access/Egress route to the site



Photograph of the location of the new site entrance



St Michaels Avenue site layout / Traffic management Plan

Access to the construction site will be controlled by ESH Living with a banksman to ensure the following is strictly adhered to at all times:

- The general construction activities including deliveries can only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays (as per PCC no 6).
- All construction traffic and delivery vehicles are advised of the postcode of the site along with limitations on delivery times/schedules and with all vehicles of this type having satellite navigation systems
- The access route for deliveries onto site must be kept clear at all times to allow safe emergency procedures. It is vitally important that the access road on to site is kept clear at all times to allow for any emergency vehicles should the event occur that they require access.
- Smoking is not permitted within working areas at any times. Smoking is only permitted within the designated smoking shelter which will be explained to all operatives during their site induction.
- ESH will be providing a CCTV security system for the duration of the works to ensure unauthorised visitors are deterred from entering site. Access is only permitted by ESH employees and subcontractors. The site managers details will be displayed at all entrances should anyone need to contact him or to gain access to the site.

3.0 Construction Phasing / Logistics & Programme

3.1 Key Activities

The works will be managed by a dedicated site based Esh Living Team, consisting of a Site Manager, Finishing Foreman, Quantity Surveyor, and a General Construction Operative/Banksman. Support will be provided by a visiting Contracts Manager, Commercial Manager, Design Manager and Safety Advisors throughout the project duration.

The following are the key activities that will be taking place. All works will be carried out in one phase and handed over to our client once the entire project is complete. The sequence of operations will be as follows.

- Prestart activities including new haul road, site setup and protection measures
- Site strip
- Drainage
- Highways
- Foundations
- Masonry works
- Precast concrete floors
- Roof works
- Door and window installation
- Partition walling / joinery
- MEP installation
- Flooring
- Decorations
- Snagging
- Testing and Commissioning



Start on site	Anticipated 15 th November 2021 for enabling works, with main works commencing January 2022
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Anticipated Project completion March 2023

The Construction proposals detailed above will be discussed in detail prior to the commencement of any construction activities, with specific emphasis on minimising disruption to the local neighbours, with all stakeholders and an ESH Health & Safety Manager. A site-specific Emergency Procedures / Construction Phase Fire Strategy plan for the project will be submitted for approval. The site waste storage and materials storage areas will be protected / secured with a combination of heras and hoarded fencing and lockable gates. Temporary fencing / barriers will be erected where required to segregate any construction areas and access / egress routes.

3.3 Construction Working Hours

The general construction activities including deliveries will only take place between the hours of 0800 to 1800 Monday to Friday and 0800 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

3.4 Site Deliveries

During construction, items will be delivered to site by normal delivery wagons and as such we do not anticipate the requirement for abnormal loads to be delivered to site. Site deliveries will only be permitted within the construction working hours detailed above.

Access onto site will be controlled by our banksman who will meet and direct all deliveries to the material unloading areas as agreed with the site manager.

All site traffic will be able to drive onto site, turn around within the site, and drive off site. There will be no need for delivery vehicles to reverse onto or off site. Please refer to the Site Layout / Traffic Management Plan detailed in section 2.2.

3.5 Site Establishment and Parking

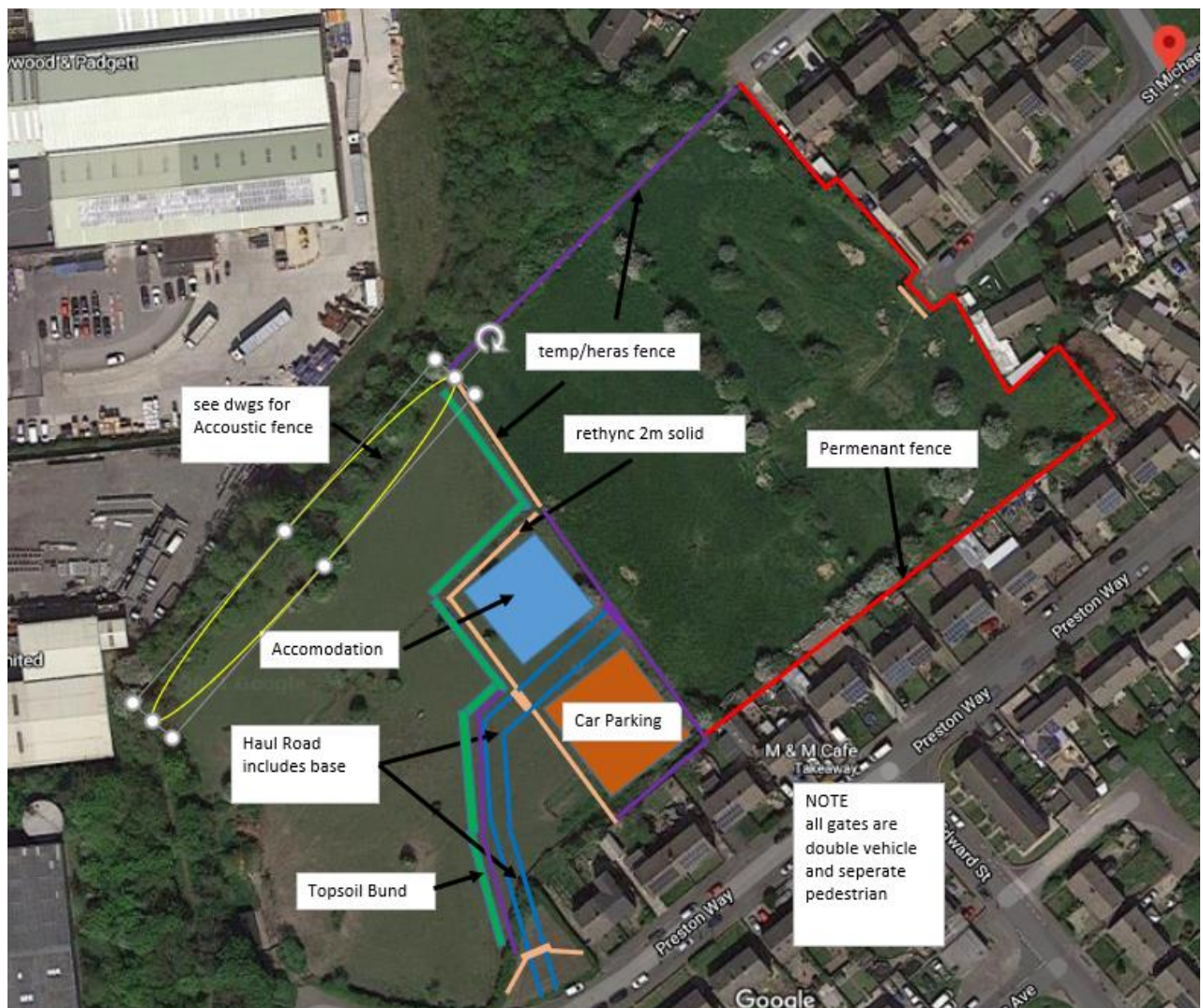
Upon commencement on site, we will establish our site welfare and management accommodation in the location shown on site. All material will be offloaded, and storage will be within the boundary of the main site.

Proposed siting of Haul road, accommodation, and Parking



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Layout details of site boundary treatments



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Main site layout proposal



	no access during construction
	Pedestrian access/gate
	Vehicular access gates
	2m white steel security fence
	Heras style fence
	topsoil bund
	Site Access
	Jet wash facility

Site visitors such as Highways, Building Control and H&S officers will be able to use the temporary car park which will also be formed within the boundary of the site compound.

We will ensure that the surrounding streets are not affected by the construction works deliveries. All delivery vehicles will access the site from the designated site entrances shown on the traffic management plan shown above. All delivery drivers will call ahead reporting to the gateman who will act as a banksman and escort the vehicle to the offloading area.

At the peak of the construction works we do not expect there to be more than 30 operatives on site. The numbers will fluctuate as the works progress and the majority of operative will be travelling in cars or small vans.

All construction staff and operatives will use their best endeavours to ensure that there is no impact to the highway network or local business and neighbours from inappropriate parking. On street parking will be required due to location of the site.

As for this scheme it is intended to utilise one means of access and egress Esh Living will drop a newsletter to all neighbours, encouraging communication to coordinate and review parking by local agreement.

As the construction enters the internal fit out stage, Esh will review options to Risk Assess the possibility of on-site parking for a small number of vehicles.

3.6 Wheel Washing Facilities

Most of the dirt and dust problems are contained by good 'site housekeeping' which is embedded within the ESH culture and throughout its supply chain. During wet or unsettled weather conditions we will wash the wheels of vehicles to ensure mud is not transferred from the site onto the highway. The wheel wash facility – a jet wash, is to be located close to the site entrance.

Damping down and regular road sweeping are tightly controlled by the ESH site management team as a matter of procedure, to ensure mud and debris is not dragged out onto the highway.

Our initial phases of works will be to install the drainage and construct the new highway which will assist in keeping mud transfer to an absolute minimum. In the event of any mud being dragged onto the highway we will deploy a mechanical road sweeper.

3.7 Noise and Dust

ESH are very experienced in delivering housing projects and have delivered many successful projects to the satisfaction of all stakeholders. The suppression of dust and noise is absolutely crucial to the successful delivery of all projects. The project team will ensure that noisy operations are managed and undertaken in sections to reduce the impact on the adjoining neighbours.

Notwithstanding the above, the following noise control procedures will be applied:

- All current legislation, noise abatement orders, guidance notes and codes of practice will be consulted and strictly adhered to.
- Where necessary noise levels will be monitored, and noise assessments carried out.
- Noisy plant and equipment will be strategically located to minimise disruption.
- Plant wherever practicable, will be electrically powered.
- All plant and machinery will be fitted with efficient exhausts, silencers and mufflers and maintained in good condition.
- Refer to separate ESH Noise and Dust procedure documentation.

3.8 Site Lighting

ESH policy is not to carry out works outside during the hours of darkness therefore there is no intention to provide specific external task lighting. Our proposal is to provide low level lighting on proximity sensors to allow safe access/egress between the site cabins and the site entrance/exit for site operatives and management to allow safe opening and closing of the site. We also propose to utilise low level lighting in key locations in line with our CCTV security cameras to assist in identifying trespassers. No lights will be located such that they would cause light pollution to the neighbouring properties and our site manager will liaise with the neighbours during the works programme to make sure any concerns are immediately addressed.

- Refer to separate ESH Noise and Dust procedure documentation.

3.9 Site Waste Management

Esh Construction Ltd recognises the scope of our activities, including civil engineering, domestic and non-domestic new build, refurbishment, and maintenance has the potential to produce significant amounts of waste. We also understand that when waste is managed correctly it can be a valuable resource, helping our transition towards a circular economy.

- Refer to separate ESH Waste Management procedure documentation.

4.0 Mitigation Measures

This section sets out the mitigation measures that will be put in place during the construction of the works.

- The site will be enclosed with solid hoarding to the boundary with the open ground (currently used to graze horses) and heras fencing to the northern boundary and a permanent fence to the rear of the existing properties which surround the site on two sides, all to protect pedestrians from entering the site (refer to the site boundary treatments plan on page 10).
- Access on to site will be controlled by our site manager.
- We will provide clear signage on site to warn users of the construction area. Signage will also be positioned to warn vehicles entering the site that pedestrians may be present around the entrance.
- All suppliers will be sent correspondence instructed them of the site rules. All drivers will be instructed to phone the site manager prior to arriving on site so our banksman can meet and deal with the delivery as efficiently as possible.
- A dedicated materials storage area will be made operational during the site set up. This area will be segregated with heras fencing and controlled with lockable gates. The gates will remain locked at all times when not in use.

5.0 Publicity

This section sets out measures to publicise site activity during the construction of the works.

- A notice board will be provided at the front of the site highlighting the proposed works.
- We will carry out regular letter drops to make local residents aware of our construction practice which will also keep them up to date with site progress.
- The site will be registered with the considerate constructors' scheme where an independent assessment will be made of our construction activity integration within the community.