

**CHANGE OF USE AND EXTENSION OF WAREHOUSE (B8) TO FORM BAKERY (B2)
WITH ADDITION OF 12NO. FLUES TO ROOF**

**UNIT 4, BLEACHCROFT WAY, STAIRFOOT,
BARNSELY, S70 3PA**

**CONSTRUCTION METHOD
STATEMENT**

Ref. 996_CMS_060825_REV_A

August 2025

1.0 INTRODUCTION

A full planning application, (ref. 2025/0460) has been submitted for the change of use and extension of a Use Class B8 warehouse to form a Class B2 bakery with the addition of 12no. flues to roof Unit 4 Bleachcroft Way, Stairfoot, Barnsley, S70 3PA.

This planning application stage Construction Method Statement has been prepared in response to a request by City Council Highways Officers for a Construction Method Statement to be submitted and approved prior to development commencing. The Statement is submitted to enable this matter to be determined at this stage, rather than via the discharge of a pre-commencement planning condition, post approval of the change of use application.

The officer request states 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*
- *Wheel washing facilities*
- *Measures to control the emission of dust and dirt during construction*
- *Measures to control noise levels during construction*

The purpose of this document is to provide all necessary information to address the above requirements and to allow for approval of the CMS at this stage and to minimise any impact which might be caused during the construction works. Each of the above matters is considered below.

Reference is made throughout the Statement to the appended Construction Method Statement Plan, ref. 008B (CMSP).

2.0 PARKING OF VEHICLES OF SITE OPERATIVES AND VISITORS

All site management, operatives and visitors will park their vehicles within the site, in the area designated 'H', Contractor Parking on the appended CMST. The site benefits from an extensive car park and it is proposed all site

management, operatives and visitors park in this designated space along the site frontage. This will not impact on deliveries or operational space during construction. All site operatives and/or visitors will be required to sign in at the site compound to ensure that a record is always kept of all personnel on site.

3.0 MEANS OF ACCESS FOR CONSTRUCTION TRAFFIC

All construction traffic will utilise the existing site access/egress from Bleachcroft Way shown by way of the red arrows on the CMSP.

4.0 LOADING AND UNLOADING OF PLANT AND MATERIALS

All deliveries are to be coordinated with the site manager. All deliveries will be offloaded within the site. The site manager and staff are to ensure that all deliveries are unloaded safely and that all lorry and vehicle movements are supervised.

Materials deliveries will also be phased to suit the progress of works on site.

5.0 STORAGE OF PLANT AND MATERIALS USED IN CONSTRUCTION

Required plant and materials for construction will be stored in the area designated 'G' on the CMSP. All materials will be stored neatly on site, and in the designated area. The site storage facilities will be locked at the end of each working day.

6.0 WHEEL WASHING FACILITIES

Wheel washing facilities will be made available on site. A mobile jet wheel wash facility will be located close to the site access/egress, designated 'F' on the accompanying CMSP, to prevent any subcontractor or delivery vehicles from depositing mud onto the surrounding highway. If site conditions deteriorate and tracking of mud onto the public highway becomes apparent, then the wheel wash facility will be used for all vehicles accessing and egressing the site to avoid any mud being tracked onto the adjoining public highway.

7.0 MEASURES TO CONTROL THE EMISSION OF DUST AND DIRT DURING CONSTRUCTION

All site operation, dust control and monitoring procedures are designed to minimise emissions of dust in accordance with the appropriate legislation.

Cutting and grinding operations conducted will be incorporated with water bottles providing wet cutting techniques to reduce the risk of dust migration.

On-going monitoring will be undertaken and recorded by site management on a daily and weekly basis to ensure no migration of dust arises.

Mobile water bowzers and sprayers are to be used during dry periods if required. The site manager will review weather forecasts to assess when dust control measures are likely to be required. All skips on site are to be suitably covered to ensure there is no wind-blown dust from material in skips.

During removal or import of materials to and from site the jet washing facility and/or a road sweeper shall be employed to control any dust, mud or debris being deposited on the public highway.

8.0 MEASURES TO CONTROL NOISE LEVELS DURING CONSTRUCTION

The following measures will be employed to ensure that noise from the operations at the site does not adversely affect the amenity of the occupants of adjoining dwellings:

- Work will only be carried out on site between 0800 and 1800 Monday to Friday, and 0800 to 1400 on a Saturday. No working to take place on Sundays or bank holidays;
- All subcontractors to consider methods of working which reduce noise emissions. This to include:
- Plant to comply with regulatory noise emission standards. To be checked and maintained regularly and switched off when not in use;
- The requirements of BS 5228-2:2009 'Code of Practice for Noise and Vibration Control on Construction and Open Sites' will be implemented;

- All machinery to be fitted with effective silencers wherever possible; and
- All subcontractors to provide method statements with appropriate measures for controlling noise and vibration.

9.0 SCHEME FOR RECYCLING/DISPOSING OF WASTE RESULTING FROM DEMOLITION

While not required for formal approval, the contractor's waste management target is to minimise the amount of waste product being sent to landfill sites on all their construction projects. All demolition arisings will be reduced, reused and recycled appropriately where possible. Waste will be segregated into waste streams and loaded into an awaiting container that corresponds to its recyclable counterpart, all of which will be recycled/disposed of, off site. Any waste which cannot be segregated will be placed into a mixed skip and segregated off-site. all skips are to be regularly checked to ensure that all containers are secure and the waste cannot be blown away or be subject to fly tipping.

All subcontractors will be made aware of the waste management procedures in place and will be advised on the importance of working efficiently and minimising waste. The site to be kept tidy to always maintain a safe working environment.

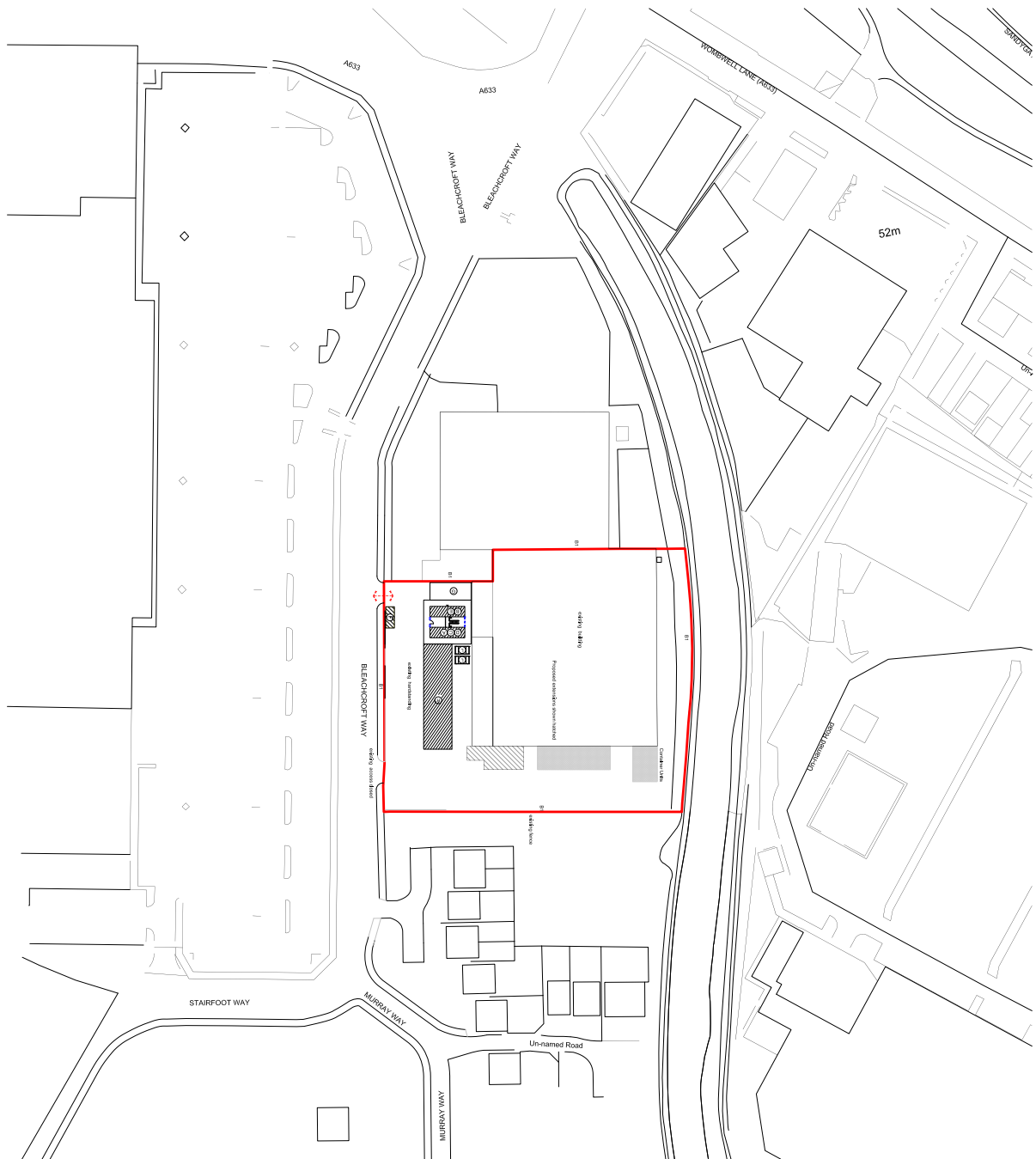
10.00 CONTACT DETAILS

The contractor's site manager's contact details will be prominently displayed adjoining the site access/egress for the duration of the construction contract.

996_CMS_060825

APPENDIX

Construction Method Statement Plan



LEGEND

Boundary

Structure

Foundation

Walls

Floors

Roofs

Other

Notes:

1. The site is located within the Stairfoot Urban Area, which is designated as a 'Medium Density Residential' area in the Barnsley Local Plan 2016-2026. The proposed development is consistent with the policies of the Local Plan.

2. The proposed development is a single-story residential building, which is a change of use from the existing building. The proposed development is a 'Change of Use' from 'Existing Building' to 'Proposed Residential Development'.

3. The proposed development is a 'Change of Use' from 'Existing Building' to 'Proposed Residential Development'.

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Scale: 1:500
Date: 10/10/2023
Prepared by: [Name]
Checked by: [Name]
Drawn by: [Name]
Project: [Name]
Client: [Name]
Site: [Name]
Sheet: 1 of 1