Former Grove Street Primary School

Grasmere Road, Barnsley, S71 1ES

Construction Method Statement

1.0 Introduction

1.1 The following statement has been prepared on behalf of Bapp Management, in response to the conditional granted application 2015/0462.

1.2 As per Condition 7 of the above application, this statement will provide for the following points of interest:

- 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
- 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

2.0 Site and Location Overview

2.1 The site is located at Grasmere Road in Barnsley, South Yorkshire, and is the site of the former Grove Street Primary School. Below is an aerial image of the site that is the subject of the approved application. The red line in the image denotes the boundaries of the site in question.



2.2 The site covers approximately 0.45 hectares, and is bounded by Grasmere Road to the south, Grove Street to the east, Belgrave Road to the north and terrace houses to the west.

3.0 Scope of the Works

3.1 Following the demolition of the existing buildings on the site, the proposed works include the construction of new buildings, consisting of 32no. residential dwellings and accompanying front and rear amenity space, including on-site parking at the front of each dwelling.

4.0 Erection and maintenance of security hoarding

4.1 At commencement of works, the perimeter of the site will be established and securely protected with Heras fencing. Where appropriate, this fencing will be complemented with sheeting and timber hoarding.

4.2 Any fencing or hoarding will be adorned with appropriate signage relating to the details of the operators involved on site, as well as the nature of the development. It is assured that any signage or display as part of the site perimeter will be fixed securely so as not to pose any risk to either on-site operatives and visitors, or members of the public.

4.3 Given the nature of the development, it is not felt that apertures for public viewing are necessary and, therefore, will not specifically be provided as part of the site perimeter.

5.0 Parking of vehicles of site operatives and visitors

5.1 During early stages of construction, parking provision for operatives and visitors will be accommodated on-site.

5.2 As construction progresses and open space with hardstanding within the development site becomes increasingly scarce, it is expected that on-site parking will no longer be possible. However, there are ample options for off-site parking within close proximity of the development site for any operatives and visitors once on-site parking is no longer available. As such, it is not expected that any parking demand from operatives and visitors during the latter stages of construction should result in any undue stress, congestion or obstruction on the local highways.

5.3 Alternatively, for any operatives or visitors who wish to attend the site via public transport, there are both train and bus services within a short walking distance. It will be impressed upon operatives and visitors that, where private transport is not essential, utilising public transport is encouraged.

6.0 Means of access for construction traffic

6.1 It is intended that, for the purpose of all construction traffic, the sole point of access will be on Belgrave Road approaching the junction with Grove Street. Separate pedestrian access will be provided as a means of ensuring pedestrian safety.

6.2 Access for all construction traffic will ensure that the works being undertaken as part of the development scheme are segregated from public areas adjacent to the site.

6.3 Access routes will be defined and implemented in order to avoid any detrimental impact on the amenity of local residents, as well as avoiding congestion on the local highways.

6.4 To ensure that this arrangement is adhered to by all sub-contractors and operatives, access arrangements will be covered as part of the site induction.

7.0 Loading and unloading of plant and materials

7.1 Site logistics and security officers will ensure that all loading and unloading of plant and materials is undertaken in a safe manner, and that all lorry and vehicle movements as part of this process are supervised.

7.2 In conjunction with access routes and avoiding congestion of the local highways, deliveries will be scheduled into allocated time slots during normal working hours, thereby ensuring that no large vehicles are unnecessarily waiting on the adjacent highways.

7.3 If necessary as part of the loading, unloading and storage of plant and materials, temporary loading platforms will be constructed in accordance with current structural engineering standards and accepted principles by a competent person with recognised qualifications.

8.0 Storage of plant and materials used in constructing the development

8.1 Initially, materials will be stored on land within the perimeter of the site fronting Belgrave Road.

8.2 It is expected that, as different phases of construction are completed and subsequent phases undertaken, the specific location of stored materials will change according to availability of on-site land.

8.3 As stated in the previous section, if necessary, temporary platforms will be constructed for the purpose of plant and materials storage during the construction of the development.

8.4 For security purposes, it may be necessary to remove heavy plant or machinery from the site outside of working hours.

9.0 Wheel washing facilities

9.1 Prior to leaving the development site, vehicles will be inspected and, where necessary, wheels washed on a section of hardstanding using a portable jet washer.

9.2 In conjunction with vehicle inspections, regular monitoring will ensure that any road contamination will kept to a minimum.

9.3 Where there are instances of road contamination as a result of the operations taking place on the development site, any debris will be removed by means of spade and/or jet wash.

10.0 Measures to control the emission of dust and dirt during construction

10.1 Any dust or dirt generated by the works will be adequately suppressed by damping down or another appropriate method.

10.2 Natural factors such as weather conditions and prevailing wind direction will be considered by the site manager when organising operations in order to prevent and minimise any nuisance to neighbouring properties from dust or dirt.

10.3 Appropriate personal protective equipment will be worn by all site staff in order to protect against any dust or dirt-related harmful effects.

11.0 Measures to control noise levels during construction

11.1 Measures will be taken to ensure that any noise associated with construction work will be reduced or altogether eliminated wherever possible. This includes the elimination of noise through the design process and the use of equipment selected for its desirable noise levels.

11.2 The proximity of residential housing immediately bordering the development site has been noted. As such, it is assured that there will be no operation of heavy plant etc. outside of normal working hours.

12.0 Conclusions

12.1 This statement has been prepared for Barnsley Metropolitan Borough Council in order to provide for the above considerations regarding the development of the site of the former Grove Street Primary School in Barnsley, South Yorkshire.

12.2 Together, the above sections have demonstrated the numerous ways in which the proposed development of the site in question has considered the local environment, specifically with regard to the impact on its surroundings during construction. As such, it is considered that the above considerations have been satisfactorily addressed within this statement, and should be signed off by the Local Planning Authority.