

Construction Method Statement Phase 1

Location: Former Frankie & Bennys, Doncaster Road,
Stairfoot, Barnsley. S70 3PE

CONSTRUCTION METHOD STATEMENT – DONCASTER ROAD, BARNSELY

1. Introduction

This plan relates to the site of the Former Frankie & Bennys located on the Doncaster Road, Stairfoot, Barnsley. S70 3PE.

This Construction Plan shall be adopted where possible by the Principal Contractors undertaking Construction Works at the Location either in relation to the Former Frankie & Bennys unit and the Hub Building.

The development shall be constructed over 3 phases, these being:-

Phase 1 – Strip out and building works to the existing Frankie and Benny's unit and the re-introduction of the Drive Thru Lane and associated external works.

Phase 2 – Fit out of the new Building to form a Starbucks Drive Thru Restaurant together with associated signage installations

Phase 3 – Construction of the Hub Building

The details of this Plan area for the works to be undertaken for the Phase 1 of the development. Further Construction Plans shall be prepared and issued in relation to Phases 2 and 3 of the development.

2. Site Establishment & Welfare

During the Phase 1 of the project all access on and off the site will be via the existing site entrance off Doncaster Road between the A635 and the A633. Contractors shall request deliveries of materials on vehicles of a suitable size and turning ability to enter, and exit, the site via the existing entrance only.

All construction vehicles will utilise the existing access route. All deliveries will be pre-booked with the site manager prior to arrival.

Warning signs will be displayed on the approach to the site entrance and space will be created within the site to allow construction vehicles to enter site, onload, turn and exit the site so as not to obstruct vehicles using Doncaster Road.

As part of the site set-up, temporary site security fencing will be installed to clearly demarcate the working area. This will be developed from temporary Heras style fencing and this should be maintained throughout the construction period as part of the safety and security measures.

The site set up & welfare will be located within the demise of the site and this area will have both vehicular and pedestrian access. The site set up will consist of the following:

1. Site Office/ Welfare Accommodation
2. Site Toilet Block

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3. Materials Storage Container

The parking of vehicles and site operates shall be on site, in agreed locations with the Site Manager or recognised off site parking areas ensuring that Doncaster Road parking restrictions are complied with.

3. Traffic Management

Contractor's Parking (including Deliveries and visitors)

The Principal Contractor shall contain and manage parking for operatives, deliveries and visitors within the boundary of the site compound. In the event that additional parking is required, employees and operatives shall be directed to nearby public parking areas to ensure that no obstructions are caused to adjacent roads.

All employee and contractors' vehicles are to park within the designated parking area. We will create a one-way system for delivery vehicles to enter the site with direction signs installed to show the route, turning area and exit. The Principal Contractor shall be responsible for ensuring that such areas are clearly sign posted together with identified pedestrian routes across the site.

A traffic management plan will be developed and published on the site notice boards showing the traffic routes and areas for parking.

The Principal will also erect signs directing delivery drivers on to the site. These will clearly note the site safety requirements, directions to the site offices and the site signing in requirements.

All contractors and suppliers should be notified of the traffic management route into the project as part of the order placement.

Storage of Plant and Materials

Materials and plant will be stored within the site, although materials will be moved around site to the appropriate areas ready for use in construction. Where required, materials and tools shall be stored in a suitable container to ensure safety and security of materials to be incorporated into the works.

Loading and Unloading of Plant and Material

Materials will be unloaded from the delivery vehicle when on the site in a safe manner utilising additional plant where required e.g. fork-lift etc. and relocated to its designated storage area. No loading or unloading from vehicles on Doncaster Road will be permitted.

The entrance to the site compound/works area will be configured to allow vehicles to enter site and park adjacent to the site cabins so that they can then be controlled and directed to the designated off-loading/materials storage area on the site.

The traffic management plan will be developed and maintained by the Principal Contractor to take into account changing site restrictions and uses.

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Hours of Deliveries

The Principal Contractor shall ensure that all deliveries are arranged within working hours and are booked in with the Site Management. Supply and Contractors shall be notified of working hours via orders and sub-contracts, prior to arriving at site.

Any vehicles that are unable to be accepted by the site for any reason will be requested to leave site and be called back when the site is ready. It will be the responsibility of the various subcontractors to ensure that any pre-determined delivery times are adhered to and to arrange delivery times to avoid local congestion.

The Principal Contractor shall ensure that uninterrupted access for emergency vehicles to the site and adjoining premises will be maintained at all times.

Deliveries will not take place before 8am or after 6.00pm Monday- Friday, 9am-2pm on Saturdays and at no times on Sundays or Bank Holidays.

The Principal contract shall take measures to ensure that where vehicle movements occur during periods of excavation activities, that a suitable wash down or temporary wheel wash facility is on site to ensure mud/debris is not deposited outside of the site demise. Where required, the Principal Contractors shall include for a visiting Road Sweeper to ensure that site areas dedicated for parking and unloading are kept free from mud and debris where possible.

If work is required outside the above times the Environmental Health Department will be contacted to discussed.

The Principal Contractor constructing the Hub, shall make agreement with the Landlord and other Tenants on the site, the arrangements for deliveries and dedicated materials storage areas, prior to commencing the Works. The Principal Contractors Construction Phase Health & Safety Plan shall take into account that surrounding parking areas and public access routes from car parking spaces to the adjacent retail premises.

Should the Principal need to amend the agreed parking layout during the Construction of the Hub, the required amendments shall be agreed by the Landlord and submitted to the Barnsley Metropolitan Borough Council in accordance with Condition 3.vi of the Grant of Planning Permission dated 03/03/2021 Application NO. 2020/1249