Town & Country Planning Act 1990

Application No. 2019/1159

Construction Method Statement

Costa Coffee

Barnsley Retail Park

Wombwell Lane

Stairfoot

Barnsley

S70 3NS

Erection of drive thru coffee shop (with associated retail sales, external seating and takeaway)

Together with alterations to car park, landscaping and engineering works.

For

Ediston Real Estate

1 INTRODUCTION

This Construction Method Statement has been prepared by Oakstone Developments Ltd in their capacity of Principal Contractor for the construction of the new Costa Coffee shop. It has been prepared on behalf of Zander Planning Ltd representing Ediston Real Estate for approval by Barnsley Metropolitan Borough Council under condition 3 of planning permission reference 2019/1159.

Condition 3 requires the submission and approval of a Construction Method Statement that would include the items listed below. A Construction Phase Plan will be prepared as required under the Construction Design and Management Regulations 2015 before works commence on site. The Construction Phase Plan will give full details of the management organisation and set out the health & safety arrangements for carrying out the works. The items listed below have been extracted to specifically address Condition 3:

1. **<u>The parking of vehicles for site operatives and visitors</u>**

   The site is located in a self-contained section of the existing retail park car park. The site perimeter will be fenced off with separate access gates for vehicle and pedestrian traffic.

   All parking for site operatives will be within the confines of the working site area. Overspill parking for operatives and visitors will be available in the remainder of the retail park. This will be agreed with retail park management and located away from the main public areas.

   All works will be carried out without causing a hazard or hindrance to other users of the retail park. Parking arrangements will be explained as part of the site induction.

2. **<u>Means of access for construction traffic</u>**

   All vehicles will be directed onto site directly off Wombwell Lane via the existing entrance to Barnsley retail Park and Tesco Extra. The site entrance will be located at the first left hand turn from the main entrance without having to cross the remaining retail park car park.

   There is sufficient room for vehicles to turn around on site and leave by the same route. If required, large vehicles will be accompanied on and off site by a banksman wearing high visibility clothing.

3. Loading and unloading of plant and materials

All loading and unloading of plant and materials will be carried out within the confines of the site boundary. Any 'one-off' large deliveries such as structural steelwork and cladding panels will be by prior arrangement and delivered early morning to prevent any conflict with public traffic.

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

All plant and materials will be stored within the site boundary.

Large items of plant will be secured at the end of the working day. Small tools and equipment will be stored in the secure container or removed from site.

Items attracting theft e.g. fuels & scrap metal will not be kept on site. Fuel will be brought to site on an 'as required' basis.

5. The erection and maintenance of security hoarding

The site boundary will be secured before works commence with anti-climb 'Heras' mesh panel fencing located in high visibility base blocks.

The condition of the 'Heras' fencing will be checked on a daily basis to ensure that the security of the site is maintained.

Any decorative displays or advertising will be fixed on a separate frame or a section of 'Heras' fencing with additional bracing to prevent excessive wind loading.

Public viewing will be possible around the site perimeter through the mesh fencing.

6. Wheel washing facilities

The majority of the works will be carried out on existing hard surfacing and therefore mud and debris should not cause a problem.

A visual inspection of vehicles leaving site will still be carried out and a jet washer will be located on site to wash any mud and debris off vehicles.

Inspections will also be carried out beyond the site boundary to monitor the existing car park.

This will again be cleaned by a jet washer. If required a road sweeper will visit site to clean the site access and approach roads.

7. Measures to control the emission of dust and dirt during construction

In dry weather the hard surfacing and access routes will be swept to prevent dust accumulating. Any stockpiles of dusty material will be dampened down to prevent dust blowing beyond the site boundary.

Wet cutting techniques will be used on mechanical saws and disc cutters. Block splitters will be used to reduce the need for disc cutters during paving works.

8. Measures to control noise levels during construction

The site is located away from the main retail units and is adjacent to a busy A road. General plant and site noise should not be any greater than surrounding road traffic.

A silenced generator will be provided for the site welfare area and this will not be run out of working hours.

As Principal Contractor, Oakstone Developments Ltd will incorporate these proposals into their Construction Phase Health & Safety Plan and site-specific operations. They will be responsible for addressing any issues as they arise on site to ensure the proposal are adhered to at all times.