

CONSTRUCTION METHOD STATEMENT

Erection of 5 detached houses with integral garages and associated access road, driveways and landscaping.

Land at end of Tower Street, Barnsley, S70 1QS

Introduction

The development has the benefit of an Full Planning Permission 2017/1116 dated 15 September 2017. Condition 6 requires a Construction Management Plan to be submitted to the Local Planning Authority (LPA) for approval prior to the commencement of development.

The objective of this CMS is to ensure that environmental & management controls are in place during the construction activities associated with this development and to satisfy the requirements of Planning Condition 6.

Condition 6.

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

This CMS has been prepared in order to discharge the above planning condition in the interests of highway safety, residential amenity and visual amenity.

Site Compound

A site compound will be located as identified on the Site Set-up Plan and will include all welfare facilities for the workforce

Parking

Off street parking of adequate size will be provided to accommodate all site personnel and visitors.

No plant or vehicles shall be parked on the public highway or adjacent estate roads.

Off-street parking provisions are identified on the Site Set-up Plan

No parking will be permitted on Tower Street.

Non-compliance by suppliers or contractors with these requirements will lead to the supplier/contractor being removed from the site.

Access

All site access is from Tower Street. A turning facility will be provided within the site to ensure site traffic does not have to make reversing manoeuvres down Tower Street.

Delivery, Loading & Unloading of Plant and Materials

Designated loading and unloading areas will be provided within the development and will be clearly defined both on the Site Set-up Plan and on the ground. Sufficient space shall be provided to assist all delivery and construction traffic to be able to turn on site and leave in a forward gear/direction. Banksman will be used for all reverse manoeuvring operations. No loading/unloading will be permitted on the public highway.

To avoid congestion on the local highway network the following will be considered:-
The setting of specific delivery and collection times. Deliveries should where possible be outside of peak hours (09.30-15.30).

A system of 'just in time' deliveries.

Timed delivery slots.

Even distribution of deliveries to prevent congestion and waiting of vehicles on the public highway to enter the site.

Deliveries to be timed during normal working hours only.

Site Security

'Heras' type fencing will be erected as identified on the Site Set-up Plan to the Northern boundary incorporating 4.0m wide gates. .

Particular attention will be needed to ensure the public are protected from the work areas and appropriate precautions (signage, fencing etc) provided.

Tree protection fence will provide security to the South boundary. Existing fences will provide security to the east and west boundaries.

Consideration will be given to the location of any site lighting to minimise the potential impact of light spillage and disturbance to local residents. Where lighting is not required during night hours it is to be switched off. Where lighting is required for security purposes the lights will be fitted with directional hoods and the use of low pressure sodium lamps.

Wheel Washing

A wheel washing facility will be located at the site exit to ensure all construction vehicles wheels, wheel arches etc are cleaned before leaving the site.

Road Cleaning

Throughout the construction period the contractor will ensure the road is manually swept whenever debris is deposited on the public highway. A road vacuum sweeper will be deployed on an as needed basis to ensure all on & off-site roads are kept clean and free from mud and debris. Road gullies to be inspected on a regular basis to avoid the build-up of silt/detritus and where necessary gullies cleaned & connections jetted.

Additional visits will be implemented if the site management team or highway authority note a build up of debris/deposits on the public highway.

Noise

Best Practice procedures will be implemented on site to mitigate noise pollution.

Control measures being:-

Restrict noise levels from the works and any ancillary operations associated with the works to not exceed a Leq of 67db (A) when measured 3m from the nearest residential boundary during site working hours.

Switch off engines of plant and vehicles when not in use.

Select noise suppressed/silenced plant.

Close doors on generators – switch off when not in use.

Comply with site working hours.

Screen noisy activities.

Radio's not permitted on site.

All pneumatic percussion tools to be fitted with silencers.

If noise at a sensitive receptor, such as residential/occupied areas are likely to exceed the permitted noise level stated above then the sensitive receptor and the LPA must be pre-notified, in writing, at least 5 full working days prior to work commencing with the following information:-

Site location.

Duration of site operation, including schedule of operations likely to cause noise and their hours of work.

Noise characteristics

Details of the Site Management Team so that the community feel assured that information is available and the complaints will be handled expeditiously.

Dust Supression

The following control measures will be implemented:-

Damping down traffic routes, storage areas etc.

Earliest implementation of hard surface areas to ease cleaning.

Regular cleaning by brushing.

Stockpiles of dusty materials to be covered or wetted to prevent dust blow.

Vehicles carrying waste material off-site to be sheeted if there is a risk of dust blow.

Provision of wheel washing facilities.

Burning of waste material not permitted on-site.