MARSHALL
CONSTRUCTION GROUP

OUTLINE PLANNING APPLICATION 2016/0713

AT

PROJECT BROWN
CAPITOL PARK
CAPITOL CLOSE
DODWORTH
BARNSLEY

CONSTRUCTION METHOD STATEMENT

CONDITION 32

Condition 32 Construction Method Statement

"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;

1. *The parking of vehicles for site operatives and visitors*
2. *Means of access for construction traffic*
3. *Loading and unloading of plant and materials*
4. *Storage of plant and materials used in constructing the development*
5. *The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate*
6. *Wheel washing facilities*
7. *Measures to control the emission of dust and dirt during construction*
8. *Measures to control noise levels during construction*

This Construction Method Statement outlines the management procedures that will be adhered to during the construction of the aforementioned development. The following is to be read in conjunction with the attached marked up Site Plan **Appendix A**.

The project consists of the construction of a single Industrial unit of 72,000 sqft, including 8,000 sqft of internal offices over two floors. The scheme will incorporate all required drainage, hard and soft landscaping and car parking facilities. Included in this development is the construction of the estate road to facilitate the development.

1. The parking of Site Operatives and Visitor's vehicles

A car park area will be provided within the confines of the site throughout the construction period. All cars will be controlled and made to park on the clean hardcore carpark provided.

No off site car parking will be allowed, this will be expressed to subcontractors, suppliers and operatives.

2. Means of access for construction traffic

The site access will be via the existing tarmac entrance off Capitol Close. All subcontractors, suppliers and operatives will be advised of the location of the entrance and the access/egress. This will be detailed within their Subcontract Order and within their site inductions. Signage will also be erected accordingly.

A barrier will be provided at the site entrance so in coming traffic can be controlled and directed onto to site.

When the project has commenced, a Traffic Management Plan will be developed and enforced and necessary signage will be in place to direct traffic on site along the prepared onsite haul roads to their required destination.

3. Loading and unloading of plant and materials

All loading and unloading will be carried out within the confines of the site on temporary hardcore surfaced areas.

All deliveries to site of plant and materials will be directed by the Site Management at the site entrance into the unloading area on site where all materials will be offloaded. Deliveries will

be scheduled so that site will not be overloaded with materials and can prepare for their arrival. No offloading will be permitted on the highway.

All vehicles entering and leaving the site will be travelling forwards. There will be a turning circle created within the material store to allow delivery vehicles to turn around before exiting. This is shown on the attached marked up Site Plan **Appendix A**.

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

Storage of plant and materials will be within designated areas on site as shown on the attached Site Plan **Appendix A**. The main materials storage area will be next to the site car park, giving easy access for the offloading of the materials. This area will allow storage throughout the project without obstructing the construction works.

5. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

The site boundary will be secured using Herras type fencing. The entrance to site will be secured with lockable Herras type gates. The whole will be erected by our appointed Subcontractor on day one of the project.

This will be maintained throughout the project by our Site Management, who will inspect the fencing periodically to ensure it is still in good work condition and continues to provide the required safety to both the general public and our site operatives.

6. Wheel washing facilities

Wheel washing facilities will be provided by means of a hand pressure washer located at the site exit which will be used to clean the wheels of vehicles leaving site. This will use water only – no detergents.

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

The site will be kept clean & tidy at all times & will accord with any statutory requirements.

Dust suppression measures will be employed as & when required and particularly during dry spells of weather. Haul roads, hardcore areas and unsurfaced areas will be continually monitored and damped down/sprayed as required using a towed bowser fitted with a spray mechanism to prevent dust becoming airborne

Vehicle wheels will be checked for cleanliness prior to exiting the site with wheel cleaning facilities deployed at the exit to ensure no debris migrates on to the public highway. Vehicles delivering and removing materials of a dusty nature will be sheeted over.

The site layout is to be planned, where possible, with dust minimisation a consideration.

All cutting equipment will use water as a suppressant where possible.

Fine material is to be stored in enclosures/ delivered in a contained form.

Vehicles on site, awaiting entry, must not be left idling; engines are to be turned off.

Site Roads to be regularly brushed and/or damped down to minimise dust.

No burning will be allowed on site at any time.

External Carpark Areas and Concrete Yards, where possible, will be surfaced as early as possible.

The weather reports are continually reviewed by our Site Management. Potentially affected works are planned accordingly or delayed to avoid environmental issues. Consideration will be made on the likely seasonal conditions which will change as the project progresses.

We are conscious that we are working in an environment which needs to consider and prevent the creation of dust. Dust Levels will be continually monitored by our site management and works will be programmed and sequenced with Dust Control and mitigation in mind.

The above items, together with the items listed in our Best Practice Policy **Appendix B**, will be continually considered and monitored throughout the project by our Site Management, visiting Contracts Management and Planning Staff.

8. Measures to control noise levels during construction

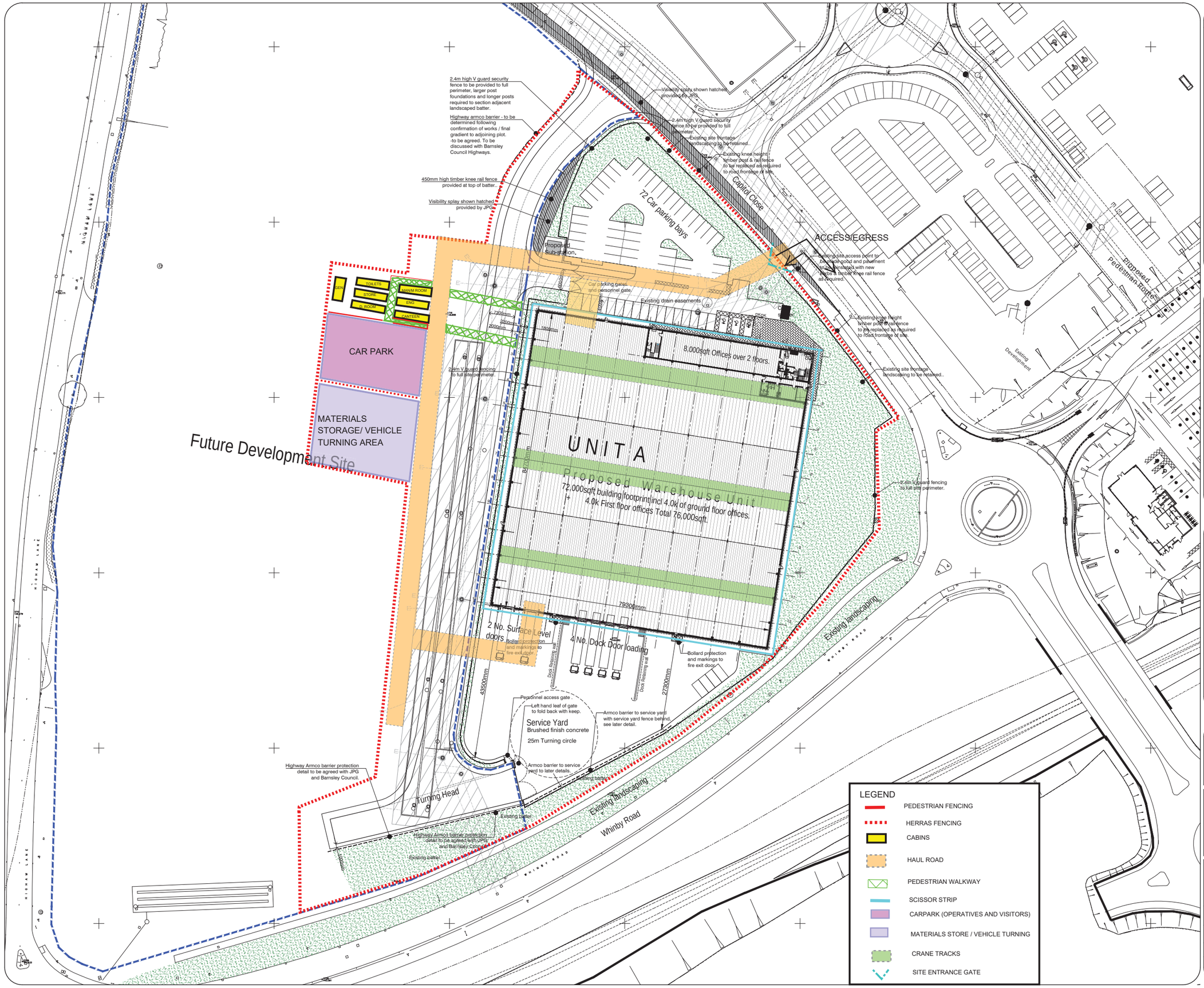
Operations will be carried out within the stipulated working hours of 8.00am to 18.00pm Monday to Friday and 08.00am to 13.00pm on Saturdays. However on a few occasions we may wish to carry out power floating activities to internal floor slabs which may be required beyond the stipulated hours. These occasions are minimal and we will advise – giving notice if required of potential dates.

All plant will be fitted with appropriate silencers and all plant utilised will have been suitable maintained to ensure it is in good working order.

Temporary static plant will be positioned bearing in mind neighbours (and suitable screened if required). Vehicles will be encouraged to be turned off when not in used (not left idling).

MARSHALL
CONSTRUCTION GROUP

APPENDIX A



COPYRIGHT RESERVED

Notes

Revisions

Rev	Date	Description
Rev A	21.2.17	Left hand side radius to new access road revised to 15m.
Rev B	7.3.17	Proposed sub-station added.
Rev C	20.3.17	Additional notes added for make good existing site entrance & Armco barriers.
Rev D	21.3.17	Adopted turning head radius increased.
Rev E	22.3.17	JPG new adopted access road & visibility splays added, proposed V Guard fence revised to suit. Timber knee rail fence added.
Rev F	24.3.17	Redline updated adjacent adopted footpath / car park entrance, and existing box culvert shown.
Rev G	3.4.17	Sub-station location revised, to adjacent car park entrance.

BUILDING MANAGEMENT SERVICES LTD

Huddersfield Road
Elland, West Yorkshire
HX5 9BW
TELEPHONE : ELLAND (01422) 371616
FAX No : (01422) 376717
email : mail@bmselland.com

Building Management Services

Client

Commercial Development Projects Limited

Project

Proposed Industrial Unit
Capitol Close, Capitol Park
Barnsley.

Sheet

Site layout Plan.

Drawn: DCH	Date: FEB 17
Scale: 1:500 @ A1	
Status: Preliminary	
Drawing No.: M3016-01-sk4	Revision: Rev G

MARSHALL
CONSTRUCTION GROUP

APPENDIX B

MARSHALL
CONSTRUCTION GROUP

APPENDIX B

Best Practice Policy – Dust

- During periods of dry weather when dust is likely to be produced, regular damping down to take place by spraying water from bowsers. (Damp down using collected water where possible)
- Roads, car parks and service yards are to be surfaced as soon as practicable to minimise dust generation.
- Soil embankments are to be seeded/grassed as soon as practicable to minimise dust generation.
- Vehicles delivering and removing materials of a dusty nature will be sheeted over.
- Works to be planned (as far as practicable) to carry out operations to suit likely weather condition to minimise the likelihood of dust.
- The likely impact of works on sensitive neighbours is to be considered, i.e. housing/schools.
- No burning to be allowed on any site.
- Site layout to be planned, where possible, with dust minimisation a consideration.
- Effective wheel cleaning to be provided as required.
- All cutting equipment to use water as a suppressant where possible.
- Crushing plant to be located away from sensitive properties and material dampened down.
- Fine material to be stored in enclosures/ delivered in a contained form
- Stockpiles to be used short term or screened to provide a barrier against wind whipping.
- Vehicles on site, awaiting entry, must not be left idling; engines are to be turned off.
- Site Roads to be regularly brushed and kept free from dust and mud deposits. In dry weather dust suppression measures to be considered.