

CONSTRUCTION METHOD STATEMENT INCORPORATING CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

SITE ADDRESS

Land adjacent The Old Mill Inn Row Brow Dearham

DESCRIPTION OF WORKS

New Dwelling

The development benefits from Full planning permission approved on 18/08/2022 under planning ref: FUL/2021/0302.

Proposals are to prefabricate off site timber frame construction to minimise time and disruption on site.

SITE PLAN

- Site security / public protection.

The nature of the existing site boundaries is such that most boundaries are substantial and will afford adequate site security and protection from unauthorised access with a 2m high gated access and fence to be provided within the pub car park

The only vehicle access point into the site is directly from Row Brow and thro'the pub car park. Deliveries to the building site will be restricted to when the pub is closed 8.0am – 10.30am and 3.30pm- 5.0pm.

- Traffic Management Plan.
The property benefits from a an existing access off Row Brow.

The existing gated access leads directly into the private car park leading to the site and the construction compound. The existing car park comprises a bound tarmac surface and is more than adequate for use as a construction access.

If large delivery vehicles need to park on the public highway whilst major materials are off-loaded, they will be transferred immediately onto land within the applicant's ownership. The public highway will not be obstructed for any unnecessary length of time.

Where possible, any materials being removed from site will be loaded onto vehicles on site as opposed to the public highway.

Deliveries of major site materials with larger delivery vehicles will be planned and scheduled to avoid busy traffic periods.

Deliveries will not occur outside the site working hours stated below.

The contractor will undertake a pre-condition survey of the public highway/s in the vicinity of the site. The pre-condition survey will include a series of dated photographs detailing the condition of the public highway before construction commences and will be a matter of record.

- Noise, vibration, dust and dirt.

The contractor shall ensure that all vehicles, plant and machinery used during the works are fitted with effective exhaust silencers and that all parts of such vehicles, plant and machinery are maintained in good repair in accordance with the manufacturers instruction and are so operated as to minimise noise emissions.

The contractor will ensure that any equipment is turned off when not in use and there is no unnecessary revving of engines when in machinery is in use.

The contractor will monitor noise levels in accordance with the guidance presented in BS 7445: Description and measurement of environmental noise. The control of noise shall be undertaken in accordance with the guidance contained in BS 5228 -1; 2009 Code of practice for noise and vibration control on construction and open sites –Noise.

The contractor will ensure that the measurement and assessment of ground borne vibration will be undertaken in accordance with the guidance contained in BS 7385; Evaluation and measurement for noise in buildings and BS 5228 2; code of practice for noise and vibration control on construction sites and open sites – Vibration.

Public highways are to be kept clear and cleaned as required. Noise and dust levels are to be monitored on a regular basis. A wetting down procedure will be undertaken during periods of dusty operations and/ or in periods of extreme dry weather.

- Pollution prevention measures.

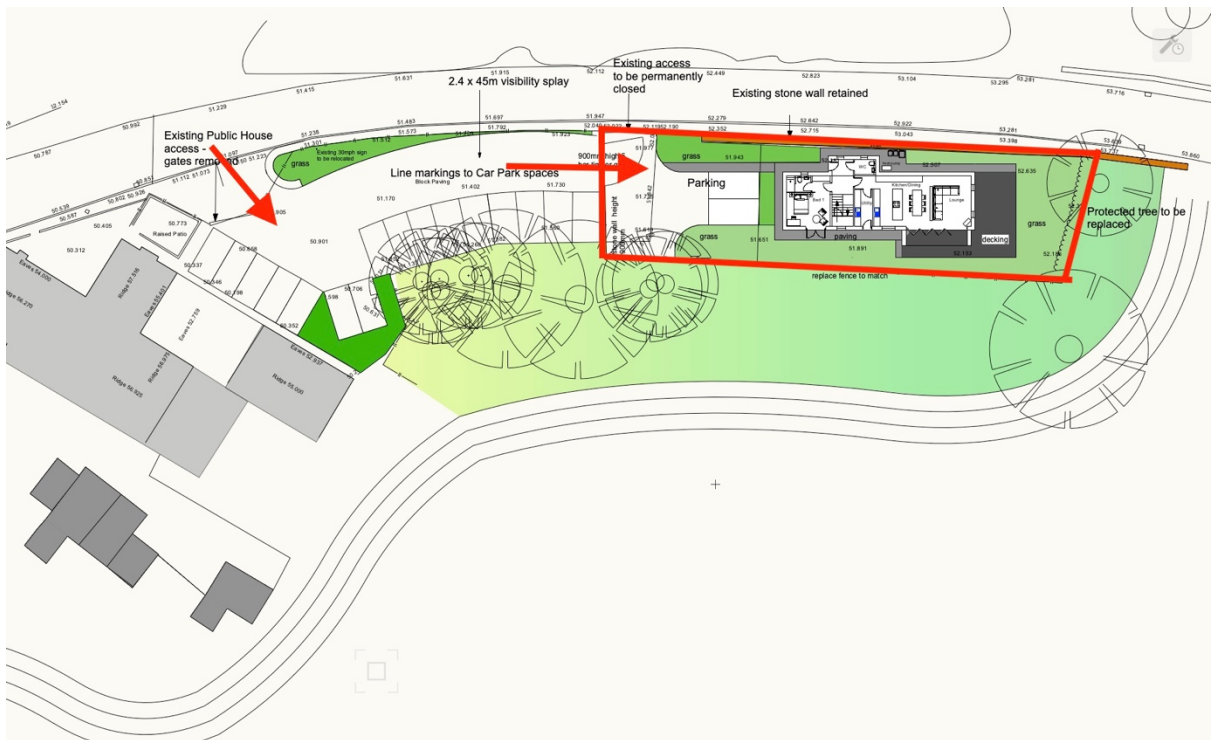
The site is an existing commercial site comprising buildings, 100% tarmac hardstanding and with substantial existing stone walls along the boundary.

The existing buildings and tarmac hardstanding are served by a number of existing rain water gullies. The risk of creating contaminated surface water run-off It is not anticipated to be any worse than when the existing commercial building was fully operational with employees vehicles using the site on a regular daily basis. However, as an additional precaution during the construction phase, the existing gullies will be protected with sandbags placed locally around each gulley to prevent contaminated run-off (fuel, cement) and any sediment (dust, dirt) entering the existing drainage system.

Given the nature of the existing tarmac hardstanding, it is not anticipated that wheel washing facilities will be necessary.

- Construction compound.

The site compound during the construction phase/s will be located within the existing car park at the rear of the property. As stated above, the car park comprises a bound tarmac surface and is more than adequate for this purpose.



The existing site boundaries are as described above. They are substantial and will be retained entirely as existing and will afford adequate site security. The gated entrance will be secured properly when the site is non-operational.

Container/s and/or site cabin/s will also be placed within the curtilage of the site. As this is an existing commercial site, additional neighbour visual impact issues will be very minimal.

Due to the presence of existing streetlights on the highway and existing lighting within the curtilage of the site, it is considered there is no requirement to have additional security lighting on the site.

- Protected species.
The applicant is not aware of the presence of protected species on site.

If any protected species are encountered during site works, then work will cease immediately, and the controlling body will be notified. Any actions required will be undertaken in accordance with the relevant guidelines.

- Community liaison and complaints.
The contractor will be the point of contact for any queries from neighbours. Every effort will be made to keep neighbours informed as deemed appropriate.

A complaints procedure is to be established and maintained with a written record kept on site at all times.

- Phasing of Construction works.

The project involves the Change of use and alterations to create 1 no. residential unit

. There is no time limit to complete a development in planning terms, but it is anticipated the associated building works could take up to 25 weeks.

- Site working hours.

The following site working hours are proposed which relate to both demolition and construction phases of the development.

07:30-18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Working is not permitted on Sundays and Bank Holidays.