

CONSTRUCTION METHOD STATEMENT

FOR

Station Road,

Mirfield,

WF14 8LL



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1. Introduction

This Construction Method Statement has been produced by Darren Smith Homes for the erection of 70 (over 55) retirement apartments comprising of four blocks, provision of a community building, electricity substation and laying out of internal roads, parking areas and green space and associated infrastructure.

It addresses Condition 11 of the Notice of Grant of Planning Permission for which discharge is sought.

The agreed contents of the Construction Method Statement must be complied with unless otherwise agreed with Kirklees Council. The Director and Site Manager shall work with the council to review the Construction Method Statement. We understand that any future revised plan must be approved by the council and complied with thereafter.

Proposed Programme:

Start Date: TBC

Completion: TBC

Before any operations commence, security fencing will be erected around the site by experienced operatives. The fencing will be inspected regularly throughout the life of the building programme for signs of dilapidation and maintained and repaired as necessary. The development will be constructed in line with the following method statement.

2. Communication

Before any works begin, including site clearance and preparation works, we will write to the adjoining residents, businesses and schools advising them of the works to be undertaken and the timescales for their completion. We will also provide emergency contact details. At present, no unusual working methods are proposed and work will be within the working hours detailed below.

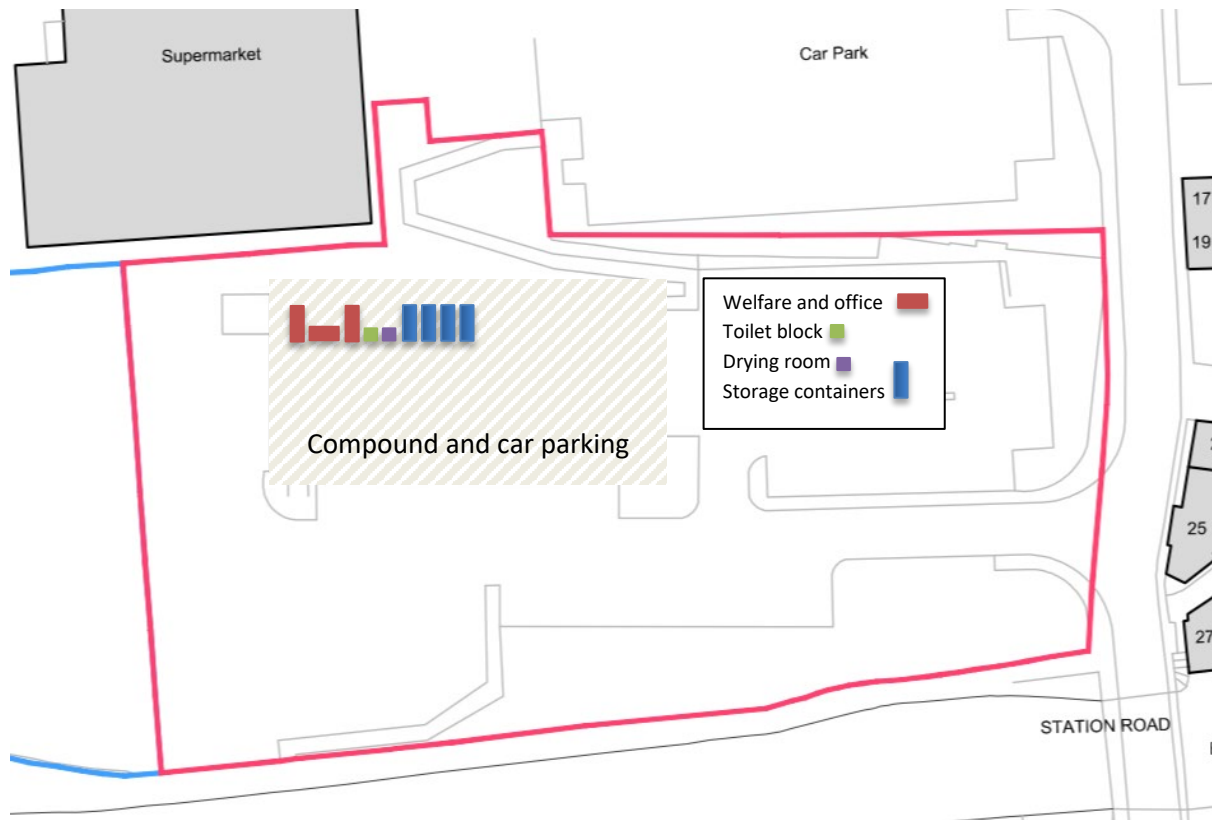
3. Construction Traffic and Protection measures

Loading and unloading of plant and materials

All companies supplying materials, vehicles and plant will be contacted prior to the commencement of works and instructed that no goods vehicle is to arrive on site without prior appointment.

Construction works, including site preparation, earthworks, start-up of machinery, deliveries and unloading of equipment and materials shall not take place outside the hours of 07.30 - 18.30 Mondays to Fridays and 08.00 - 13.00 on Saturdays and at no time on Sundays, Public or Bank Holidays.

Site Compound and Parking arrangements



Parking of Vehicles of Site Operatives and Visitors

As soon as is practicably possible, a temporary parking area will be created on site to allow vehicle parking for the initial ground works set up and site strip etc. This will then be then be superseded by our existing dedicated area within the development, which will cater for parking of vehicles for site operatives and visitors to the development. This is provided next to the site compound. There is also supplementary parking and storage areas and make use of the former Lidl car parking areas which will be retained as much as possible as the build progresses.

Signage

Sufficient signs for the size and complexity of the project will be erected both on and off-site prior to the commencement of the project. All signage will comply with Chapter 8 of the Traffic Signs Manual and will be adequately checked and supervised by personnel with NRSWA Accreditation (Supervisory level). A record of daily inspections will be maintained and included within the Construction Phase Plan.

Storage of plant and materials used in constructing the development

Storage on site will be in the designated compound. This will be set up in the area adjacent to the site compound as detailed above. This will be secured by 2m high Heras fencing with lockable gates. The development gates will remain closed when the compound is not in use and the gates locked at the end of each working day. Off-loading of materials will be carried

out as close to the compound as practicable in order to reduce the need for double handling. Drop heights are to be minimised when loading/unloading plant or materials.

Materials will be maintained at a minimum level and will be kept within the storage areas until they are ready to be used, in line with the construction management plan.

Due to the proximity of the development specifically in relation to where the Calder and Hebble Navigation Mirfield Cut forms the southern boundary there will be no surcharging applied to the existing wall along the canal, either during construction or as part of the permanent works. N.B. Surcharging could compromise the integrity of the navigation infrastructure and will be closely monitored throughout the project by our site management team to also ensure that this does not occur and also pointed out as part of the induction process both for sub-contractor operatives and delivery drivers.

Temporary Fencing

Fencing will be erected by Darren Smith Homes when they are working in and around the boundary to demarcate the site footprint, to regulate vehicle movements and to confine site activity. The fencing will be of substantial construction and adequately maintained at all times with suitable warning signage displayed. In Particular Darren Smith Homes acknowledges the requirements of Canal and River Trust Code of Practice for Works Affecting the Canal and River Trust and will implement these control measures if our works impact on the Calder and Hebble Navigation Mirfield Cut.

<https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>

However, the towpath will not be affected by the works and therefore maintained in accordance with the above Code of Practice at no time will be blocked. We will use 'Heras – type' security fencing or permanent fencing as necessary to provide segregation between the works and members of the public as the development proceeds.

4. Environment & Ecology

The protection of trees

Within the development site, there are existing hedges and small trees which Darren Smith Homes seek to retain. It is proposed that temporary fencing will be provided and erected around the spread of the canopy in line with BS5837: 2012, this will then be retained for the duration of the development.

Keeping the adjoining roads clean

Mud and debris on the road is one of the main environmental nuisances and safety problems arising from construction sites. We will ensure the surrounding roads are kept clean by carrying out regular road sweeps. We will ensure a road sweeper is present full time if any large volumes of spoil are being moved off site. It will be the site manager's responsibility to arrange for the road sweeper to visit should any mud from the development be deposited on the existing roads. Due to the size of the development a fixed wheel wash system is not feasible therefore we will make use of a pressure washer or hosepipe should it prove necessary.

We will insist on all skip lorries being fully sheeted to minimise the risk of any mud or debris over-spilling onto the highway.

Prevention of run-off water

The effectiveness of our control measures will depend on weather, site characteristics and construction activities. Where implemented our selected control measures will be inspected regularly – and particularly after rainfall – to assess how effective they are and the need for maintenance or replacement with alternative measures. Where necessary we will divert clean surface water away from exposed soils **to** reduce the volume of water contaminated with sediment on site thus reducing the risk of pollution and the costs associated with treating contaminated water before discharge. Darren Smith Homes will consider the following control measures:

Diversion drains. Such diversion can be implemented on the upstream perimeter of the site or immediately upstream of areas of exposed soil on the site (e.g. excavations, embankments and stockpiles). Line drains with a non-erodible material such as turf/geotextiles/sandbags.

Bunds. These can be placed around exposed soils such as excavations/material stockpiles. This will prevent clean water entering the area and dirty water from leaving the area. Bunds should be made of non-erodible material such as straw bales/geotextiles.

Sustainability

Where practicable, we seek to source green energy providers for the construction phase. Meters will be supplied for the site enabling energy consumption levels to be monitored. We strive to procure local contractors for the project therefore minimising transport costs and impact on the local environment.

During site clearance of the existing land, any materials suitable for use as hardcore will be retained and utilised. A waste management plan will be implemented on site, with segregated waste being removed from site and recycled where possible.

Construction site waste is to be minimised (diverted from landfill) by re-using materials on site (or to / from other sites, returning to the supplier where possible / practical, recovery / recycling and composting. Materials will be measured prior to ordering during construction and careful consideration will be applied when cutting materials to minimise wastage. Hazardous waste will be avoided (or minimised where unavoidable). To encourage use of local facilities we will place menus in rest areas within the site compound for the local food retail businesses.

Ecology

Brooks Ecological undertook a Preliminary Ecological Appraisal on the 27th June 2017 based on a Desk Study of designated wildlife sites and records of protected or notable species, and an extended Phase 1 Habitat Survey carried out in May 2017. (Appendix B)

The Kirklees Wildlife Habitat Network (KWHN) encompasses the canal along the southern boundary but does not appear to extend into the boundaries of the Site. Efforts should be

made to prevent excessive lighting of this feature and planting native trees could serve to enhance it.

Measures to control the emissions of dust

Attached is a copy of our dust management plan for the development (Appendix C).

Control of Noise & Vibration

As detailed above we will write to the adjoining residents, businesses and schools advising them of the works to be undertaken and the timescales for their completion.

Best practicable means to minimise noise and vibration from the site will be employed at all times and special consideration shall be given to BS 5228-1:2009+A1: 2014 Noise Control on Construction and Open Sites, especially: Work programmed to minimise noise at unreasonable hours, e.g., work times have been agreed on this development. No work shall be permitted at any other time (including Bank Holidays).

Noisy plant and equipment shall be sited as far as possible from noise sensitive buildings, use of barriers, e.g., soil mounds, site huts, acoustic partitions, etc, to deflect noise away from noise sensitive buildings shall be employed wherever practicable.

Quiet types of plant, vehicles and equipment shall be used where practicable; plant vehicles and equipment shall, where possible, be fitted with silencers, acoustic hoods or covers which should be kept in good order and used at all times.

Best practicable means are used to minimise noise from the site, including that onsite vehicles in regular use (such as telescopic handlers, dumper trucks) be fitted with broadband noise reversing alarms rather than tonal beepers subject to the approval of our Health and Safety advisors and the HSE.

Plant, vehicles or equipment used intermittently should be shut down or throttled down to a minimum when not in use.

Care should be taken when loading or unloading vehicles, dismantling scaffolding, etc, to minimise impact noise.

Access to the site should be so sited to minimise disturbance to persons in noise sensitive buildings by vehicles entering or leaving the site.

Any pneumatically operated percussive tools shall be fitted with approved mufflers or silencers, which shall be kept in good repair.

Working hours:

Site working and delivery times will be:

Construction works, including site preparation, earthworks, start-up of machinery, deliveries and unloading of equipment and materials shall not take place outside the hours of 07.30 - 18.30 Mondays to Fridays and 08.00 - 13.00 on Saturdays and at no time on Sundays, Public or Bank Holidays

It is not envisaged that any work will be required outside of these times. When planned work outside of these hours is necessary the timing should first be discussed with Kirklees Environment and Transportation Services.

When working outside the standard times residents should be informed prior to activities commencing and given contact details and an understanding of the duration of the activities.

APPENDIX A

Build Programme

	Year 1				Year 2				Year 3				Year 4			
Block A																
Block B																
Block C																
Block D																

APPENDIX B

Ecology

APPENDIX C

Dust Management Plan

Dust management on the development will be managed in accordance with the best practice guidance

The following three principles are central to the control strategies of the best guidance. They follow hierarchy to control the emissions of dust and other emissions that may affect sensitive receptors:-

- 1) Prevention
- 2) Suppression
- 3) Containment

Sensitive receptors on the development at Station Road, Mirfield, have been identified as the existing houses to the South, supermarket to the North and adjacent residents living on Phase One and to some extent, resident along Station Road opposite the development site entrance and boundary fencing.

The development at Station Road, Mirfield, has been evaluated as being “Low Risk” as the potential for emissions and dust will have an infrequent impact on sensitive receptors and therefore the following measures will be implemented: -

Site Planning

- a) Erect effective barriers around dusty activities or the site boundary
- b) No bonfires
- c) Plan site layout – machinery and dust causing activities should be located away from sensitive receptors.

Construction Traffic

- a) All vehicles should switch off their engines - no idling vehicles
- b) Wash or clean all vehicles effectively before leaving the site if close to sensitive receptors
- c) All loads entering and leaving the development shall be covered
- d) No site run-off of water or mud.

Site Activities

- a) Minimise dust generating activities.
- b) Use water as dust suppressant where applicable.
- c) Keep stockpiles for the shortest possible time.
- d) Return topsoil to exposed earthworks as soon as is practicable.

Dust Control Measures

Darren Smith Homes will ensure that all on-site contractors follow best practicable means (BPM) at all time to minimise dust and emissions. The following identifies the activities that are most likely to produce dust and outlines BPM. These measures have been intended to be stringent but achievable to deal with the specific air pollution problems facing Contractors.

Pre-site preparation

For all sites with areas of open ground that are close to receptors, Station Road, Mirfield, will follow best practice to prevent dust from being generated outside the boundary. The method statement is designed to ensure that machinery and dust generating activities are not located close (or in the direction of prevailing wind) to boundaries and sensitive receptors.

Site Planning

- Carry out the main dust causing activity in wet weather if practicable.
- Plan site layout–locate dust activity away from sensitive receptors.
- Plan site layout – minimise movement of construction traffic around site.
- No bonfires
- All site personnel to be fully trained. The site manager will hold tool box talks to ensure dust suppression equipment is used on all cutters etc.

Construction Traffic

Un-paved haul routes can account for a significant proportion of fugitive dust emissions, especially in dry or windy conditions, when the generation of dust through the movement of vehicles is exacerbated. The proposed roads will be constructed as quickly as possible. No traffic will be allowed to move freely around the site but stay within the road pattern (through the centre of the site) until the roads are complete.

Movements around the site during the construction of the proposed housing will be on the finished tarmac surface. This tarmac surface will be kept clean by scraping surplus spoil/mud from the surface periodically during the working week.

- All vehicles to switch off engines – no idling vehicles.
- Cleaning of roads within the development and dampening down during the summer months.
- 6 mph limit around site.
- All loads leaving site to be covered.
- No run-off of water / mud will be permitted.

The roads adjoining the development will be cleaned by road sweeper as necessary or, when site activities dictate such as when spoil is being moved off site a road sweeper will be in full time attendance.

Earth Moving Works

- Not on dry or windy days
- Use water as dust suppressant plus suitable wetting agent where applicable.
- Re-vegetate earthworks and exposed areas.

Site Activities

- Minimise dust generating activities on windy and dry days.
- Use water as dust suppressant.



Implementation of the suggested mitigation measures above will help reduce the impact of the construction activities.

Site Specific Measures

The compound area for the construction of the development will be positioned within the site. Initially, a suitable hard-standing area will be created to form a compound area, material storage area and car parking to construct the foundations, roads and sewers. Notice boards or Health and Safety signage will provide contact numbers for members of the public to contact Station Road, Mirfield.

Once the roads/sewers are constructed, delivery vehicles will always be on a tarmac surface while they are being unloaded thus preventing from picking up deleterious material/mud and taking it out on to the existing highway.

During operations when the risk of depositing mud/spoil on the existing roads is high, such as removing spoil or excess topsoil, the Company will ensure a road sweeper is present on site to keep the adjacent roads clean. Should a road sweeper be required at any other times this will be called off by the Site Manager. The access for deliveries etc. is close to sensitive receptors, i.e. the existing properties on Station Road, Mirfield. Deliveries will be limited to the working hours allowed and, if possible, scheduled for the middle of the day to limit nuisance. All wagons leaving the site with spoil will be covered.

During spells of prolonged dry weather the site roads will be dampened down with water taken from a temporary supply from the adjacent mains to reduce the risk of wind borne dust becoming a nuisance to our neighbours or the adjacent M6.

When small tools are required on site to cut dust producing items, concrete, concrete flags etc. the work should be carried out away from site boundaries in sheltered areas. All cut-off saws being used for stone/masonry products will be fitted with water suppression to reduce dust being generated into the surround air and reduce the risk of silica inhalation by both operatives and members of the public.

Waste generated on site by construction activities will be segregated on site to maximize the amount that can be recycled and reduce the volume taken to landfill site.