
New Lidl Store, Bankwood Way Birstall

Construction Method Statement

Application No: 2024/91591

Document Control

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1.0 INTRODUCTION

1.1 Brief

1.1.1 This Construction Method Plan (CMP) has been prepared in support of the planning application: ref. 2024/91591 to amend Planning Permission 2021/62/92528/E under Section 73 of the Town and Country Planning Act 1990 at Land off Bankwood Way, Birstall Retail Park, Birstall, Batley, WF17 9DT.

1.1.2 Planning permission 2021/62/92528/E included Condition no. 27 which required a Construction Management Plan to be submitted and approved by the Council, which includes the following details:

- a timetable of all works;
- details of the construction access(es) and confirmation that adequate visibility splays shall be provided prior to the commencement of development including groundworks;
- details of vehicle sizes and routes, times of vehicle movements, and identify the location of any HGV waiting areas and include details of the management of said areas;
- details the parking of vehicles of site operatives and visitors;
- details and locations of signage;
- details loading and unloading of plant and materials;
- details of storage of plant and materials used in constructing the development;
- details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing;
- measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site;
- measures to control and monitor the emission of dust and dirt during construction;
- a Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works;
- details of mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries);
- details of artificial lighting used in connection with all construction related activities and security of the construction site;
- site manager and resident liaison officer contact details (including their remit and responsibilities);
- details of engagement with local residents and occupants or their representatives; and measures to minimise the risk of harm to/ensure the protection of protected and notable species present at the site and those habitat features to be retained through the works, and to ensure the control/management of invasive species (including information on key working methods, timings and monitoring measures).

1.1.3 This information is being submitted now with this Section 73 application to address this condition and provide this information upfront as part of this Section 73 application.

1.1.4 This CMP is in relation to the construction of a New Lidl and Home Bargains Store.

1.1.5 This document looks to satisfy the above-named planning condition namely:

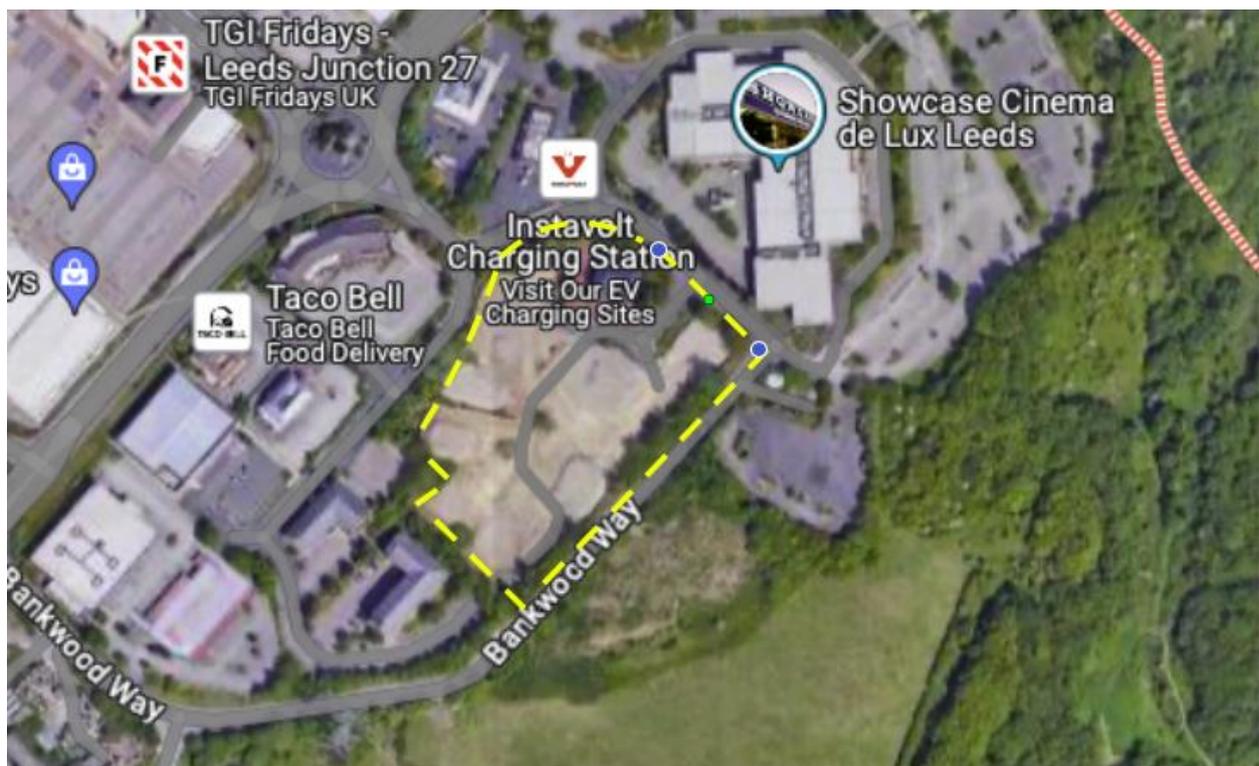
A Construction Management Plan shall be produced and adhered to throughout the construction period.

- a. Construction vehicle access and routing.
- b. Any temporary traffic management/signage.
- c. Wheel and underside chassis cleaning facilities to prevent the deposition of mud or other debris onto the highway network/public areas.
- d. Contractor and visitor parking clear of the highway.
- e. Highway safety considerations.
- f. Turning, loading, and unloading of plant and
- g. Hours of deliveries

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

1.1.3 **Figure 1.1** illustrates the site location.

Figure 1.1: Site Location



- 1.1.4 The purpose of the CMP is to demonstrate the arrangements that are to be set in place for the management of construction traffic, access, and safety on site throughout the construction phase of the project.
- 1.1.5 The CMP provides details of environmental mitigation measures to be employed at the site, along with details for traffic management relating to the construction process and should be read in conjunction with the Transport Assessment and issues in support of the application. Any required alterations to the details contained within the CMM will be communicated to the Borough Council as this information becomes available.
- 1.1.6 The CMP provides information on the planned HGV routes to the construction site and the associated traffic management proposals required to ensure the existing public road infrastructure is maintained in an acceptable condition.
- 1.1.7 This document is also intended to provide clear guidance to all staff, site users and material suppliers regarding access routes to the site, maintenance requirements for the existing public road and restrictions to vehicle access.

1.2 Legal Compliance

- 1.2.1 Prior to commencing on site, all relevant legislation, including requirements for licenses, and/or consents shall be identified, and confirmation of full compliance obtained and kept on site. The following environmental legislation is applicable to the site.

2.0 CONTROL OF THE CONSTRUCTION PROCESS

2.1 Roles and Responsibilities

- 2.1.1 It is the responsibility of the on-site manager to ensure that a copy of the Construction Method Statement is always held at the Contractors administration office and that all the site operatives (including sub-contractors) are fully aware of the requirements set out within the document.
- 2.1.2 The CMP is to be reviewed by the site manager every week and any changes to procedures, accidents, incidents, or non-compliance recorded by way of an addendum / diary.
- 2.1.3 The Local Planning Authority and Environment Agency (if relevant) will be notified as soon as possible following the detection of:
- Any malfunction, breakdown or failure of equipment or techniques, accident or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution.

Legislation	Reference
Environment Act 1995	General
Environmental Protection Act 1990	General
Water Resources Act 1991	General
Control of Pollution (Oil Storage) Regulations 2001	General
Health and Safety Work Act 1974	General
The Control of Pollution Act 1974	General
Conservation Regulations (1994)	General
The Wildlife and Countryside Act 1981	s.1
Control of Pollution (Amendment) Act 1989	General
COSHH Regulations 2002	General
Waste (England and Wales) Regulations 2011	General
Noise Act 1996	General
Control of Pollution Act (1974)	s31

- any significant adverse environmental effects.
- 2.1.4 Written confirmation of actual or potential pollution incidents and breaches of emission limit shall be submitted within 24 hours.
- 2.1.5 In the event of a reportable environmental incident the site manager will be responsible for recording and reporting the event to the Local Planning Authority and Environment Agency. Environmental incidents will be recorded in the site diary.

Principle Contractor

- 2.1.6 For the development works the Principal Contractor will use its own direct resources supplemented by the appointment of external specialist consultants and subcontractors. The CMS will be implemented through contractual arrangements with its Sub-contractors.
- 2.1.7 The Principal Contractor will hold overall responsibility for the implementation of the CMS and oversee any environmental issues.
- 2.1.8 The Site Manager will be an employee of The Principal Contractor. The role of the Site Manager will be to:
- Verify that Contractor and Subcontractors have allocated sufficient resources to allow delivery of the CMS.
 - Participate in communication with the Local Planning Authority (LPA) and other third parties as required.
 - Regularly review the findings of the monitoring programme or those delegates with environmental responsibility.
 - Arrange for periodic review and update of the CMS; and,
 - Provide specific responsibilities for those who will be employed on the scheme.

2.2 Health and Safety Management

- 2.2.1 The Principal Contractor must be committed to promoting a positive safety culture.
- 2.2.2 The Health and Safety of the local community and all personnel involved in the project is of the highest importance. Specific risk assessments and supplementary method statements will be produced and developed by the Principal Contractor, as appropriate, prior to the onset of the works.
- 2.2.3 The enforcing authority for Health & Safety on construction sites is the Health & Safety Executive who will be notified of this project, which is a legal obligation. The site will also be managed in full compliance with the current Construction Design and Management Regulations (CDM).

2.3 Management of Unforeseen Incidents

- 2.3.1 The site manager will be responsible for ensuring suitable controls are applied at all times. The site manager will liaise with the Planning Authority and Environment Agency during the work as necessary and will ensure that, in the unlikely event of any nuisance-related issues, they are dealt with effectively and promptly.
- 2.3.2 In the event of a complaint or evidence of pollution of controlled waters, the Contractor will review the incident as follows:
- The cause will be immediately investigated.
 - relevant operations will be suspended.
 - Corrective measures will be applied, and relevant operations will recommence.

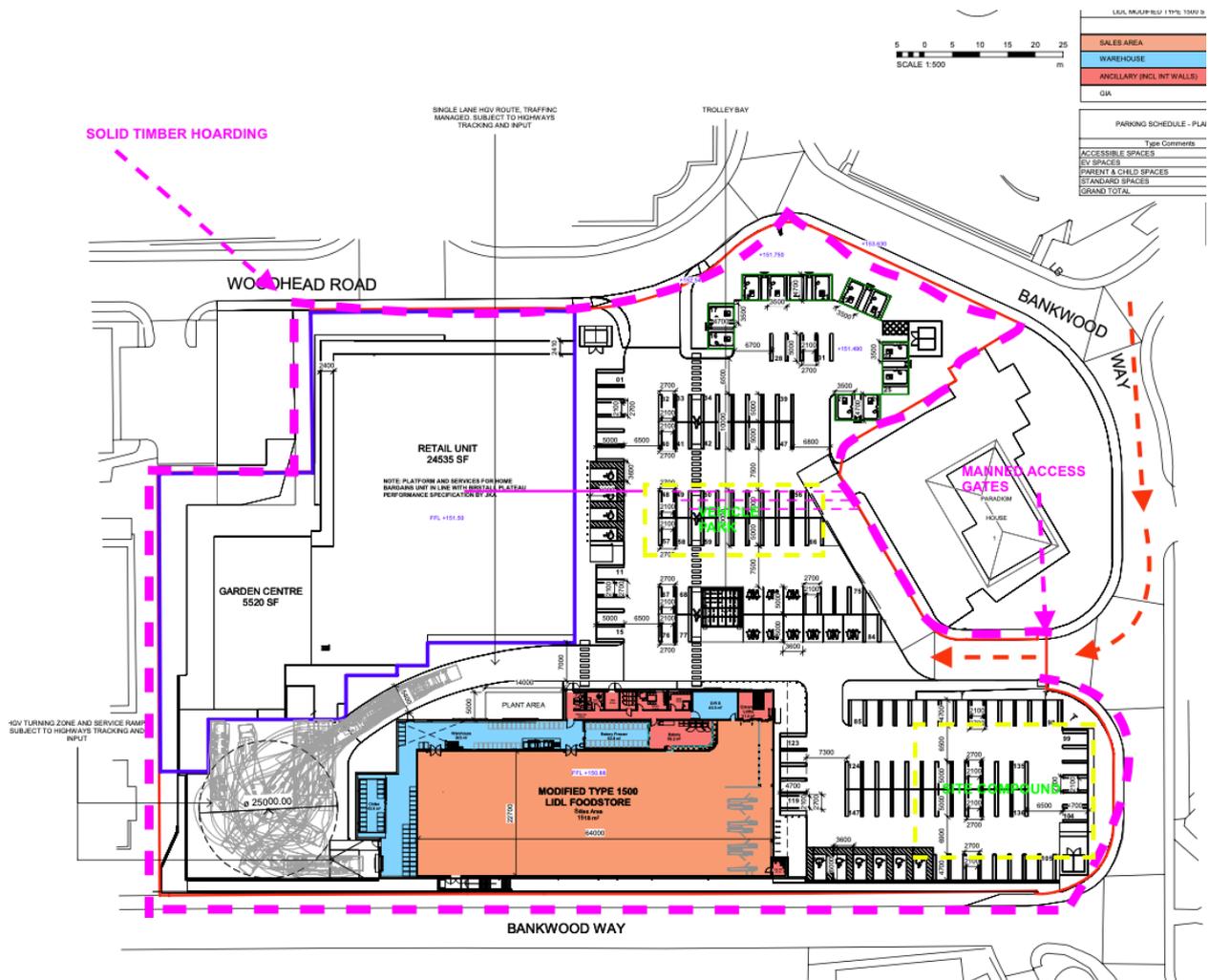
- if corrective measures are not effective, the relevant operations will be suspended, and further controls applied; and
- actions undertaken will be recorded in the Site Diary.

3.0 SITE OPERATION

3.1 Proposed Development

3.1.1 The works will be carried out in 2 Phases, Phase 1 being enabling works followed by the construction of the new Lidl/Home Bargains Units

3.1: Proposed Site Layout



3.2 Access Arrangement

- 3.2.1 During construction, access to the site for construction vehicles will via M621 then Bankwood Way
- 3.2.2 A pedestrian plan will be provided which will be communicated and displayed to mitigate disturbance on site. The phasing plan will demonstrate when alternative routes are provided, in all instances supporting signage will be displayed.
- 3.2.3 Separate vehicle/ plant and pedestrian access and egress will be provided to the works area to create segregation of persons and vehicles.

3.3 Parking of Site and Staff Vehicles

- 3.3.1 The site compound area (is noted on the phasing plans 3.1)
- 3.3.2 A compound area is proposed within the site with an office, stage storage and car parking area. Wheel washing facilities will be always required.
- 3.3.3 The car park will be used by staff and operators. There will be no permitted offsite parking along the main highways.
- 3.3.4 Arrangements for power and water are to be organized in advance and will form part of the compound location and set-up proposal.

3.4 Laydown and Storage

- 3.4.1 Space will be allocated for laydown and storage of construction materials within proximity to the building to avoid multiple handling and travel distances. These areas will be shown on the site layout drawing which will be displayed in the site offices and discussed in each induction.
- 3.4.2 All contractors will be assigned specific locations for their equipment and the site will introduce a strict just-in-time policy to optimize the space. At no time will materials be stored or laid down in external or unauthorized areas.
- 3.4.3 All laydown and storage areas will be suitably signed

3.5 Site Access and Security

- 3.5.1 It is recognized that the works are to be undertaken within a “live” working environment and as such understand the importance of segregating and securing the Project works to maintain a safe and controlled environment for employees and visitors.

- 3.5.2 Segregation plans will be provided and approved by the client it will then be then relayed back to the Client teams. In all instances alternative arrangements which will be in place, the duration for which these changes will remain along with a contact name and number should they have any queries.
- 3.5.3 The Contractors will ensure the site, remains safe and secure at all times, including outside working hours. Signage will be displayed indicating that there is no access for unauthorized persons. It will also signify the entry requirements i.e., Induction, Method Statement Risk Assessment Approval, and Personal Protective Equipment and face mask always.
- 3.5.4 In addition, all people engaged in the project will undertake a project specific induction which will be delivered by the Site Manager.
- 3.5.5 The competency requirements of the Contractors will be verified during the pre-qualification stage and again on arrival to site. Full compliance with CSCS and affiliated schemes is mandatory for all parties.
- 3.5.6 Persons authorized to use plant and equipment are to ensure guards are in position and that any other safety devices, e.g., emergency stops, are in working order.
- 3.5.7 All persons are to be trained, competent and authorized to operate plant and equipment, ensuring the equipment is compliant with UK legislation i.e., full statutory inspections and maintenance records in place. Fire extinguishers are to be provided in the work areas as required by the hot works procedure.

3.6 Programme of Works

- 4.6.1 The construction period is estimated to be approximately 57 Weeks (Phase 1: 22weeks and Phase 2: 37weeks). Start on site September 2024.

3.7 Traffic Management

- 3.7.1 The site working hours will be 08:00 hrs. to 18:00hrs Monday to Friday and 10:00 to 17:00 weekends. These hours will apply to all operations including HGVs entering and leaving the site.
- 3.7.2 In exceptional circumstances, for safety and operational reasons, it may be necessary to work outside of these hours i.e., Sundays and Bank Holidays. Where this occurs, the hours and duration of work will be subject to consultation with the Local Planning Authority.
- 3.7.3 Delivery instruction & time will be issued with all orders indicating delivery time to avoid peak times. (Appendix 2)

3.8 Documentation

3.8.1 All vehicles delivering materials will provide an appropriate delivery ticket which will include the following details:

- Driver's name and vehicle registration.
- Quantity of material being delivered.
- Origin (site) of material.

4.0 CONSTRUCTION METHOD STATEMENT

4.1 Introduction

4.1.1 The following statement will cover items noted in section 1.1.3.

4.2 Items to review.

4.2.a Construction Vehicle access and routes

- All deliveries to site will be directed from the M62 / M621 and then Bankwood Way, Site Directional Signage will be installed and be restricted to delivering outside of the peak periods to avoid further road user disruption



4.2.b Temporary Traffic Management / Signage

- Highway signage will be installed warning vehicles and pedestrians of the site entrance and movement of plant.

4.2.c. Mud on the highway.

- The site access will be located so that it coincides with the existing access position to limit the disturbance to existing footpaths and highways. Please see attached plans.
- The areas for loading excavated material within the site boundaries will be covered with hardcore to prevent mud becoming embedded in the vehicle tyres. This area will be cleaned and additional clean hardcore added if required.
- All vehicles will be checked by a banksman to ensure their cleanliness before they will be permitted to leave site.
- A wheel wash station will be setup to clean wheels as and when required.
- A road sweeper will be employed as and when necessary.
- Warning signs will be provided on the approach to the site entrance warning traffic of the access and ingress point and turning vehicles.

4.2.d. Site Parking

- As noted in section 3.3

4.2.e. Highways Safety

- Lines of site will be always kept clear at all site entrances.
- Stop signs will be installed at all points of exit from site.
- Clear instruction and signage will be given to all contractors and suppliers regarding no parking on or waiting on the highway.
- Security gates will be installed within the site to allow deliveries to leave the highway into a holding area before entering site.
- All deliveries leaving site will be accompanied by a banksman.
- Consideration will be given to delivery times to avoid peak periods & and stacking of wagons.
- No deliveries will be of loaded on the highway.
- All works in highway will follow 'Safety at Street Works & Road Works – A Code of Practice', red book and Chapter 8 guidance.
- A section 50 notice will be submitted to the local authority to book the required road space to carry out works the subject of agreement.
- Any traffic signals to be manned during the peak periods 07:00 till 18:00.

4.2.f. Turning Loading & Unloading of plant & Materials.

- As noted in section 3.4

4.2.g. Hours of Deliveries

- As Note on Delivery Instruction sheet appendix 2
- Delivery time to be coordinated to avoid peak times and School hours.
- Delivery's to be schedules to avoid stacking.

Appendix 1

Programme

To be Inserted on Appointment of Contractor

Appendix 2

To be inserted on Appointment of Contractor