

Highstone

Construction Environmental Method  
Statement & Management Plan

July 2025



## Roles and Responsibilities

**Design** – Technical Director

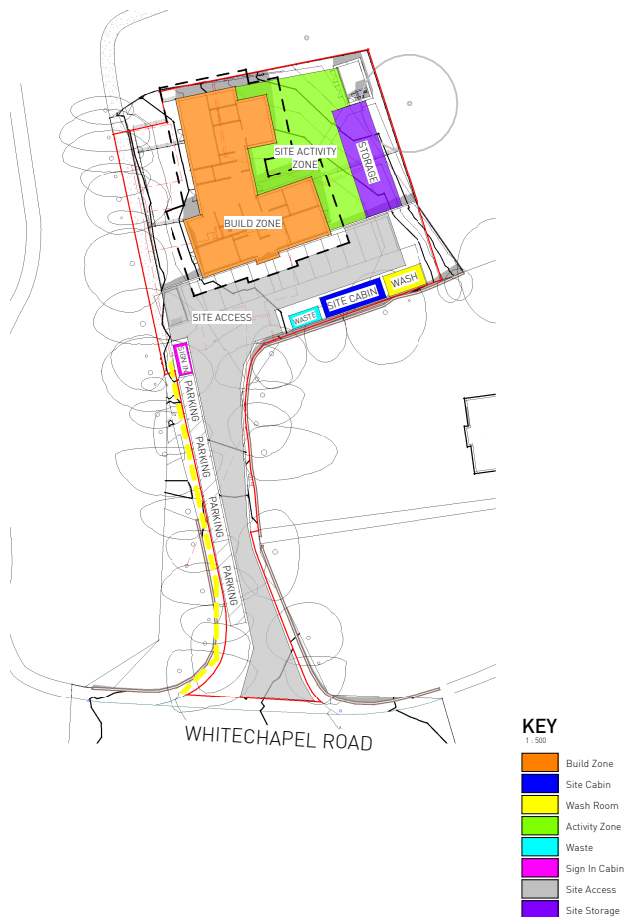
**Construction** – Development Director – Construction Manager – Site Managers

**Health and Safety** – MH Safety. Health and Safety Consultant

## Construction Programme, Methodology and Management

This document is supported by the Construction Environmental Management Plan referenced The Priory, Cleckheaton CEMP and should be submitted and used alongside the Construction Environmental Method Statement.

CONSTRUCTION MANAGEMENT PLAN



## **Development Phasing**

**Phase 1** – Erect site boundary fencing, prune and remove required trees, install tree protection fencing, divert PROW.

**Phase 2** – Asbestos removal, demolish existing buildings, scrub up foundations, conduct further SI Work.

**Phase 3** – Drainage, services and foundations.

**Phase 4** – Construct Superstructure

**Phase 5** – Landscaping and external works

## **Site Access and Security**

The development site will be accessed via Whitechapel Road. The site benefits from an existing access which has been retained within the new development and will be used as the main access during the construction phases.

A site boundary will be formed with either metal fencing or hoarding, it will be erected around the perimeter of the development with gated access. Only authorised persons will be permitted on site.

All visitors will be required to sign in and be accompanied at all times. Mandatory PPE must be worn by all visitors and employees/contractors.

24/7 Monitored cctv cameras will be installed on site to provide a continuous monitoring service, both when the site is open and closed.

Our site working hours are within daylight hours, artificial lighting will only be used inside the units prior to the permanent electricity connections being made. For security purposes, motion sensor lighting will be installed and in operation out of site working hours.

## **Hours of Working**

The proposed operating hours are outlined below. During construction it may be necessary in exceptional circumstances to work outside of the below prescribed hours.

Mon – Fri: 07:30-18:00

Sat: 08:00-13:00

Sun & Bank Holidays: No Work

In order to maintain the above working hours, contractors will require a period of approximately 30 minutes to start up and close down at either end of the working shift.

## **Construction Site Office**

The site office will be contained within the site boundary. Parking for construction staff will be available within the site following the initial site set up Phases. All deliveries and visitors are to report to the site office to sign in, visitors are required to have an induction and to be informed of any high-risk activities taking place that day prior to entering site.

## **Site Operatives Vehicle Parking**

A site operatives' vehicle parking area will be laid out within the construction site as shown on the construction phase plan (highlighted green on the plan).

## **Materials and Deliveries**

Materials will be stored within the site compound as shown on the construction phase plan. Materials will be unloaded within the site compound, or specific locations within the development site as required. Construction vehicles will have adequate space to turn within site following site set up, the site benefits from an existing tarmacked road and hard

standing on site so the road surface will remain in its existing condition until the latter phases of the development.

Deliveries and collections will be restricted to site working hours. Delivery instructions will be sent to all suppliers and contractors.

All parking and loading/unloading will take place within the site boundary. Plant will be securely stored on site and any loading/unloading of plant will also occur within our boundary.

All employees, sub-contractors and supply-chain members will be advised in their induction of the need to adhere to local speed limits, to use the dedicated routes to and from site and will be made aware of potential risks associated with the local 'school-run' etc.

All abnormal (low loaders) movements will be planned and will be done in accordance with an appropriate risk assessment. Where such vehicles are brought onto site, a Banksman will be present.

All deliveries will enter the site off Whitechapel Road and have been instructed to come through the M62 as a preferred route. As all deliveries will be booked in advance, there is no need for waiting areas off site.

### **Traffic Manager**

The Site Manager will assume the role of the Traffic Manager (TM). The TM is located on site and will deal with all queries authorised by the developer/contractors. Traffic management will be closely monitored throughout the development. Pedestrians and vehicles are to remain separated through careful planning of vehicle and pedestrian routes at predevelopment and site set up stage. These are outlined on the construction management plan.



- Pre-fabrication where possible through off site manufacturing.
- Smart procurement to minimise multiple deliveries. Reduce emissions and maintain the neighbourhood air quality.
- Minimise where practicable, cutting, grinding and sawing on site.
- Use dust suppression in all instances where dust could be created, this could include wetting the area or use extraction equipment.
- Store and seal cement and fine powders correctly.
- Clean mud and other debris on site.
- Site employees to wear a suitable face fit P3 mask when carrying out work which could cause dust production.
- Ensure adequate ventilation is provided to all areas.

Dust emission will be closely monitored by our site management and health and safety advisor. Dust suppression is part of our health and safety requirements as well as the protection of the local surrounding residents and businesses.

### **Construction Noise and Vibration Mitigation**

Where practicable noise will be kept to a minimum on site, and works are only to be undertaken during site operating hours. The site is located within a residential area and as such all contractors will be made aware of the requirement to minimise noise during work.

- Site equipment will be used as far away from noise-sensitive sites as possible and only during the agreed operating hours.
- Combine noisy operations to occur in the same time period. The total noise level produced will not be significantly greater than the level produced if the operations were performed separately.
- Where reasonably practicable, noise will be controlled at the source by reducing impact noise, drop heights and keeping well maintained plant.
- Turn off stationary equipment and machinery when not in use.
- Avoid all construction activities outside of the hours of working as proposed. Sensitivity to noise increases outside of these hours in residential neighbourhoods.

- Where possible, use specially quieted equipment, such as mufflers on engines.
- Staff training and toolbox talks on noise mitigation will be conducted periodically.

The maximum level of vibration at any construction site must meet the criteria is set out in BS 5228-2:2009. The most likely phase of development which could cause vibration is the demolition phase, however this is deemed to be highly unlikely during the demolition or any subsequent phase of development.

Noise and Vibration levels on site will be monitored by the site manager and our health and safety advisor, however we will continue to remind all construction operatives that it is everyone's responsibility on site. If any complaint from neighbours or other receptors it will be investigated.

### **Wheel Wash Facility**

A wheel cleaning procedure will be used in order to mitigate the amount of mud that could potentially be deposited on the highways by vehicles exiting the construction site.

The area outlined on the construction plan will be used for the wheel wash within phase 1 - 2 of the development when temporary road surfaces are being put in place.

It is anticipated that this will only be required during the initial weeks of the development when the existing ground is removed and the footings for the new buildings are constructed. However, the wheel wash station will remain on site until the development is complete. The proposed wheel cleaning procedure will consist of:

1. Before leaving the site, vehicles will be inspected for any heavy deposits left on wheels. If present, these will be removed manually.
2. Following inspection, all wheels are to be washed down using a high-pressure jet wash until clear of all deposits.
3. Vehicles will be permitted to leave site following approval of the site manager / site representative that the above steps have been completed to a satisfactory standard.

On-site roads will be kept as free of mud as is practicable during ground working operations. Machine and wagon trafficking around the site will be kept to a minimum in order to reduce the effects of rain on 'broken' ground.

If this is not sufficient, a road sweeper will also be used in the immediate area which will be ordered directly via the site manager.

## **Site Lighting**

Artificial lighting will be in place on site during working hours where required. Out of the site working hours, security motion sensor lighting and 24/7 monitored security cameras are in place as part of the sites overall Health and Safety procedures put in place.

## **Waste Management**

The developments waste will be managed in accordance with the Site Waste Management Regulations 2008.

The waste hierarchy which will be implemented on site as follows;

**Prevention/Reduction:** Good planning will reduce the amount of waste generated.

**Re-use:** Products and materials can sometimes be used again, for the same or a different purpose.

**Recycling:** Resources can be removed from site and recycled.

**Disposal:** Only in the instance where none of the above options are appropriate, waste will be disposed of.

Different types of waste will be segregated as they are produced on site to allow for the correct disposal. The site team will review the logistics and also put checks in place to prevent cross contamination on site.

## **Activities with the potential for causing Environmental Harm**

There are a small number of activities which have the potential to cause harm to the biodiversity on the development. Each activity will be assessed and mitigated against by using competent persons to advise on and monitor the works.

- Demolition and removal of basements beneath the existing buildings.
- Vegetation Removal.
- Fencing/Securing Site.

In order to limit the potential harm caused to the higher risk areas on site (those not covered by hardstanding), exclusion zones may be used to limit the working area and reduce the impact on the development's biodiversity where possible. The exclusion zones will be confirmed by our ECoW and erected prior to demolition works on site.

The works above will be completed outside of the relevant nesting seasons as advised by our Ecological Clerk of Works. Method statements will be approved by the ECoW, and activities will be closely monitored or supervised to ensure any risk is managed by competent persons.

## **Site Specific Constraints & Methods**

### **Public Right of Way**

The Eastern boundary of the site neighbours a public footpath (PROW reference SPE/24/40). An application to temporarily divert the PROW during the demolition phase of the development is underway. Through liaison with the Kirklees PROW team, they have confirmed that the PROW can be temporarily diverted during the demolition phase and retained following this for the remainder of the development.

The PROW will be protected by the site perimeter fencing for the duration of the development and monitored closely by the site team.

## **Contaminated Land**

Site investigation works have been undertaken on the development however due to the potential cellars underneath the existing building, further surveys following demolition are proposed and planned.

Contaminated land will be handled, removed and remediated in line with our subsequent remediation strategy which will be prepared by our geotechnical team.

In the event that any undetected contamination is identified, the below procedure will be followed:

- Any contractor or employee who suspects contaminated land must report it to the site manager and stop works in that specific area.
- The site team should report it to the construction manager and subsequently the geotechnical consultant.
- The geotechnical consultant will carry out an inspection and if required, testing of the contamination to inform the risk assessment for the works.
- The remediation strategy will be updated to include the newly identified contamination, and the groundworks team will carry out the method statement set out within the remediation statement to ensure the contamination is removed, disposed of and mitigated appropriately.

## **Trees**

The arboricultural consultants have prepared a tree survey and arboricultural method statement to assist in the management of the existing trees on site. The report referenced AWA6460 and confirmed that trees to the Eastern boundary of the site are protected.

In order to protect and preserve the trees on site the following steps will be followed:

- Tree removals and pruning's to be carried out.
- Installation of the tree protection fencing and signage in accordance with the tree protection fencing plan.
- Inspection of the tree protection fencing.
- Undertake Demolition of structures and construct new development.
- Removal of tree protection fencing upon completion of the development.

All tree works will be carried out by a competent tree surgeon and to the specifications set out in our Arboricultural Method Statement.

## **Ecology and Biodiversity**

Preserving the biodiversity on the development is a priority both during and post construction phase. There are a number of species which are relevant to the development.

### **Bats**

The developments preliminary ecological appraisal suggested further bat surveys in order to ascertain whether bats were present on site. The surveys concluded that bat we're roosting in the existing buildings.

Prior to any demolition works on site, our bat license must be granted by Natural England.

The development will have an appointed Ecological Clerk of Works who will provide surveillance, toolbox talks and monitoring during the demolition phase of the development to ensure minimal impact on the bat species.

It is likely that the ECoW will stipulate temporary bat boxes be erected on the boundaries of the site to provide an alternative roost for the species of the development, these will be in place prior to the demolition in line with the ecologist's advice. Any other advised measures will be complied with in an effort to reduce the impact on the species.

## Reptiles

In order to reduce any disturbance for reptiles present on site during the construction phase, reasonable avoidance measures will be implemented.

An Ecological Clerk of works will be appointed to ensure the below measures are enforced.

- A walkover of the area should be undertaken by the ECoW to determine any change in status of the habitats/structures on site prior to the initiation of any works.
- A toolbox talk by the appointed ECoW will be given to the site manager and all contractors working on site with respect to the surrounding habitats and potential for protected/notable species. A copy of species
- factsheets relating to reptiles and breeding birds will be provided for display within the site office.
- Suitable vegetation is to be strimmed under ECoW to approximately 15cm in a northern to southern direction.
- It is to be checked by the ECoW following strimming to identify individuals. If discovered, they will be removed from the working area and covered. Once the areas are deemed reptile free, they are to be strimmed to ground level and maintained at this length for the remaining works.
- Any excavations will be backfilled on the same day as excavation or checked by the ECoW immediately prior to backfilling. If not possible, a ramp, will be provided in all excavations that cannot be backfilled on the same day or alternatively, all excavations should be well-covered with plywood.
- No piles of loose construction materials are to be created during works – all material will be kept on hardstanding, stored on pallets, removed immediately from the site, or checked by an ECoW prior to being removed. In the event reptiles are discovered, works will halt immediately and the ECoW will be contacted for advice.
- Contractors are not to handle reptiles unless informed to do so by the ECoW.

## **Vegetation Management**

Vegetation management on the development is key to protecting biodiversity on site. Species such as hedgehogs, badgers, amphibians and other species have the potential to visit the site and vegetation provide a habitat for them.

Vegetation management will be undertaken outside of the summer season where most species are breeding and at their most active.

Prior to vegetation removals checks to ensure any birds, mammals or reptiles are not present will take place to ensure minimal impact on biodiversity as possible.

## **Site and Resident Liaison**

Due to the development being located within a residential area. An effective line of communication is required to be implemented to maintain good relations during the course of the development. This is in order to reduce disruption to the neighbourhood and reduce the impact of development.

Site information will include the name and email address of the construction manager in addition to the company's phone number.

**Construction Manager** – Wayne Booth, waynebooth@highstonegroup.co.uk 01484504222

## **Communication**

The CEMP is and will remain a live document throughout the construction phase of the development.

To ensure the above is achieved, the CEMP will be distributed to the project team. Key activities will be briefed to employees and contractors.

During the development phases, regular meetings with the project team to discuss the progress and or current status of the items within the CEMP and any non-conformance will be dealt with.

External communication where necessary may include letter drops, meetings and liaison with statutory authorities.

## **Monitoring**

The Construction Environmental Method Statement (CEMS) will be periodically monitored and reviewed as a live document.

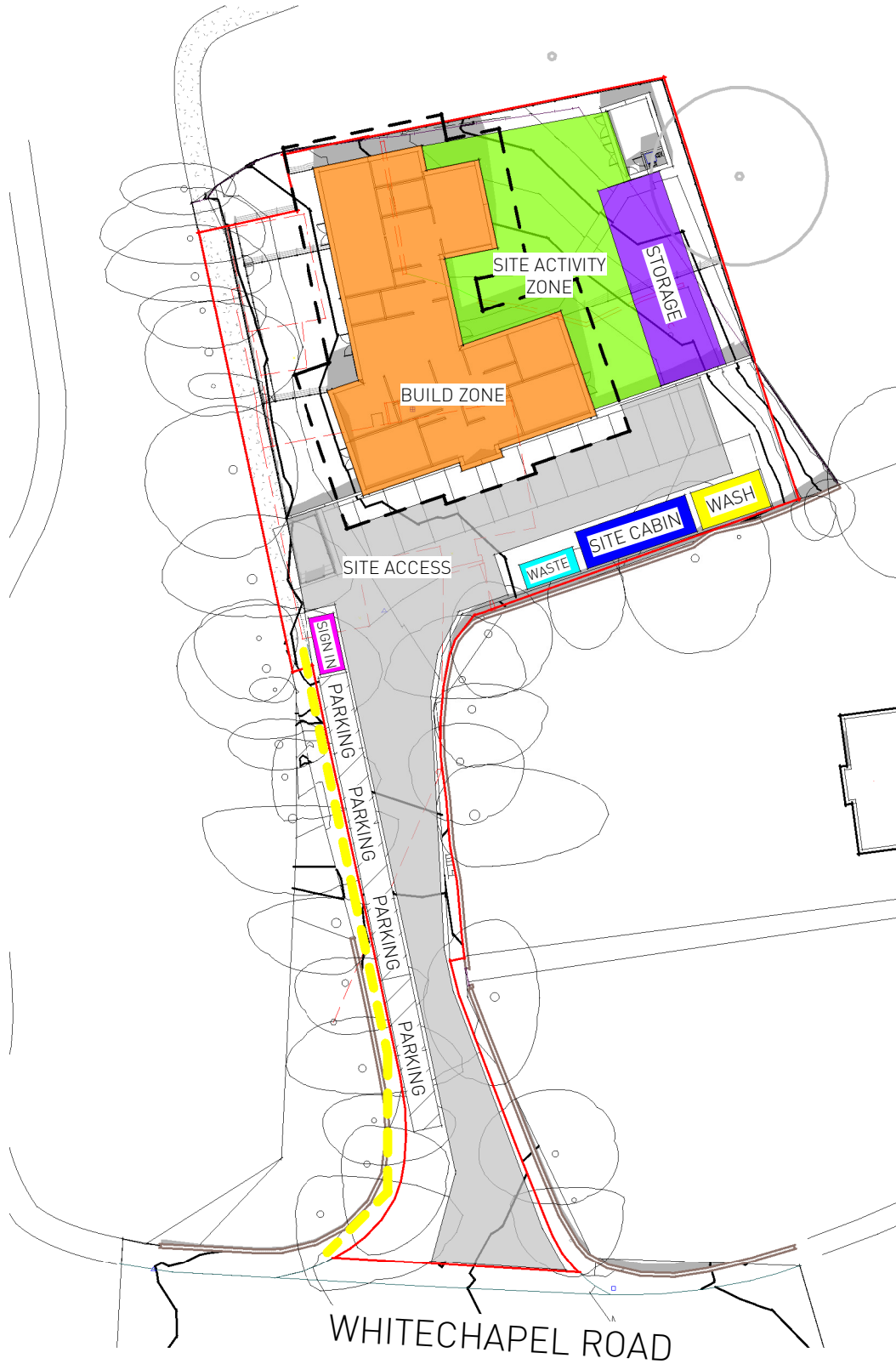
Scheduled monitoring of environmental constraints will be conducted by competent persons during the course of the development. This will allow an assessment of the effectiveness of the measures put in place.

Monthly safety inspections will be carried out during the construction phase to check compliance of the CEMP and other regulatory requirements. The results of these inspections will be recorded as part of our Health and Safety auditing procedure.

Immediate inspections will take place following any significant effect which could affect the management of the development or any event which could affect the environmental constraints within the site.

Any actions from all site audits and inspections will be recorded and actions closed out. Regular progress meetings will be held with all stakeholders to discuss the construction phase and ensure the CEMP, and all controls are effective.

# CONSTRUCTION MANAGEMENT PLAN



## KEY

1 : 500

-  Build Zone
-  Site Cabin
-  Wash Room
-  Activity Zone
-  Waste
-  Sign In Cabin
-  Site Access
-  Site Storage



**CONTACT US**

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