



Addison Planning Consultants Ltd
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RE: FULL APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF CULVERT TO SABDEN BROOK; DEVELOPMENT OF 30 DWELLINGS INCLUDING RE-CONSTRUCTION OF FORMER MARBIL OFFICE BUILDING AS NEW DWELLINGS; RECONSTRUCTION OF BASE OF MILL CHIMNEY AS AN ECOLOGY TOWER; AND ASSOCIATED ACCESS AND LANDSCAPING.

FORMER VICTORIA MILL SITE, WATT STREET, SABDEN

PLANNING PORTAL REFERENCE: PP-06779728

CONSTRUCTION METHOD STATEMENT

1.0 INTRODUCTION

This Construction Method Statement has been produced in order to obviate the need for any pre-commencement Planning Conditions to be attached to a Planning Permission. It sets out the details of Skipton Properties proposed working practices for the construction period of the scheme.

The construction phase of the former Victoria Mill site, Watt Street, Sabden project needs to be carefully controlled so as not to have significant impacts on the environment and the local community. The applicant has key responsibilities in ensuring that these environmental impacts are controlled adequately.

Management during the construction works will be delivered through the implementation of this Construction Method Statement (CMS). The CMS details how construction works will be undertaken and managed in accordance contractual and legislative requirements and construction industry best practice.

This CMS forms part of the planning application documentation for the Full Application for the demolition of existing structures and construction of 30 dwellings. It provides details on the requirements for the management of environmental impacts associated with the construction phase of the project.

All site works should be undertaken in compliance with the CMS. The CMS sets out details of the topics listed below, further information on which is given in the following sections.

- Project Organisation and Responsibilities;
- Project Communication and Co-ordination;
- Training;
- Operational Control;
- Checking and Corrective Action,
- Complaints Procedure



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The CMS will be reviewed at least every twelve months during the construction process and will include information on the review procedures.

2.0 PROJECT ORGANISATION AND RESPONSIBILITIES

The CMS defines the role and responsibilities of the project team in the following sections.

2.1 Client Project Manager

The Client Project Manager has overall responsibility for monitoring the performance of the project against statutory requirements and the agreed objectives and targets. The duties associated with this role include:

- Identify the competence of all contractors to be employed for the works;
- Review construction method statements with regard to environmental aspects and advise of suggested improvements prior to works commencing, and
- Provide main contact between contractor and Client's project team on environmental & construction issues.

2.2 Contracts Manager

The Contracts Manager will have responsibility for co-ordinating and managing all the environmental activities during the construction works. The duties associated with this role include:

- Develop and review the CMS, work instructions and other specialist procedures;
- Identify competence requirements for all staff and ensure delivery of training to the project team;
- Review and improve method statements for environmental aspects prior to works starting;
- Monitor construction activities to ensure that identified an appropriate control measures are effective and ensure compliance with the CMS;
- Act as main point of contact between the regulatory authorities and the project on all issues;
- Provision of advice and liaison with subcontractors to ensure that risks are identified, and appropriate controls developed which are identified within method statements;
- Assist with the development and undertaking of training for site staff;
- Liaison with the Client Project Manager

2.3 Site Manager

The Site Manager will be responsible for the following:

- Assist the contract manager in developing and maintaining the CMS together with other documentation;
- Monitor construction works to ensure any necessary control measures are in place and meet the requirements of the CMS.
- Carry out weekly site inspections and complete inspection report identifying any actions required;
- Maintain training register and provide training where necessary;
- Assist in responding to complaints;
- In the event of an environmental incident ensure correct procedures are adhered to.
- Provide information on waste management/reduction procedures to relevant staff
- Implementation are operation of environmental controls on site;
- Respond to any environmental incidents such as spills

2.4 Environmental Specialists

A team of experts would be available on an "as and when required" basis to support the project team. Their role would include the undertaking of any necessary watching briefs.

3.0 PROJECT COMMUNICATION AND CO-ORDINATION

Periodic meetings will be held between the team members to discuss performance to date, the need for improvements (if any), results of inspections and any complaints received. Upcoming work operations will be reviewed in order to plan any necessary actions to mitigate risks and to disseminate information on best practice. If necessary, representatives of the Statutory Authorities may also be invited to attend such meetings, as and when required.

4.0 TRAINING

A training plan will be developed which identifies competency requirements for all staff with responsibilities and details the training needs to ensure that such requirements are met. Records of competence and training will be maintained, and all site staff will be inducted on the environmental issues related to the project and the CMS. Toolbox talks covering specific environmental aspects will also be undertaken as and when necessary.

5.0 OPERATIONAL CONTROL

Site works will be checked against the CMS requirements. Any mitigation measures that have been agreed with the Statutory Authorities, or are part of planning conditions, will be put into place prior to the undertaking of the works for which they are required, and all relevant staff will be briefed accordingly.

Method statements that are prepared for the works will be reviewed / approved by the Client Project Manager and where necessary the relevant Environmental Specialist.

6.0 CHECKING AND CORRECTIVE ACTION

Daily inspections of the site and the works will be undertaken to minimise the risk of environmental damage and to ensure compliance with the CMS. Any environmental incidents are to be reported immediately to the Site Manager. The Contracts Manager will undertake monthly inspections and complete an assessment of the projects performance with regard to the relevant standards/legislation and the contents of the CMS. Following these inspections, the Manager will produce a report detailing the findings which will be provided to the Client Project Manager and reviewed at the monthly project meeting.

7.0 ENVIRONMENTAL CONTROL MEASURES

Specific procedures to manage the key environment aspects of the project will be developed by the Contractor prior to work commencing which will include the following.

7.1 Highways

7.1.1 Construction Phase Traffic

In order to mitigate the impact of construction traffic during network peak hours, the Contracts Manager will ensure the:

- Co-ordination of car parking construction personnel;
- Implementation 'just in time' contract plant hire
- Restriction of unnecessary vehicle movements during the day; and
- Co-ordination of deliveries to arrive outside of peak times where appropriate

In relation to working hours and operational issues:

- i) hours of construction will be 7.30am to 6pm Monday to Friday, 7.30 to 1.30 Saturday
- ii) the parking of vehicles of site operatives and visitors will be undertaken within the compound as shown on plan at Appendix A.

iii) the loading and unloading of plant and materials will be undertaken within the compound as shown on plan at Appendix A.

iv) the storage of plant and materials used in constructing the development will be undertaken within the compound as shown on plan at Appendix A.

7.2 Air Quality

No specific mitigation, other than adopting best construction practices are proposed with regard to air quality. The CMS will ensure that measures are in place to minimise dust during construction activities, during drier periods and earth works operations.

7.3 Noise and Vibration

It is not envisaged that issues associated with noise and vibration will be encountered but industry recognised controls will be instigated.

7.3.1 Construction Noise

The assessment of construction noise has shown that the adopted criterion is unlikely to be exceeded at the nearby noise-sensitive receptors. The predicted increase in the ambient noise climate would lead to a minor, barely perceptible, impact at all locations assessed. Several safeguards exist to minimise the effects of construction noise and these will apply during the construction of the proposed development infrastructure. The safeguards include:

- The various EC Directives and UK Statutory Instruments that limit noise emissions of a variety of construction plant;
- Guidance set out in BS5228:Part 1:1997, that covers noise control on construction sites; and
- The powers that exist for local authorities under Sections 60 and 61 of the Control of Pollution Act 1974 to control environmental noise and pollution on construction sites.

In addition, the following measures will be considered, where appropriate:

- Any compressors brought on to site should be silenced or sound reduced models
- All pneumatic tools should be fitted with silencers or mufflers;
- Deliveries should be programmed to arrive during daytime hours only. Care should be taken when unloading vehicles to minimise disturbance to local residents.

Delivery vehicles should be prohibited from waiting within the site with their engines running;

- All plant items should be properly maintained and operated according to the manufactures' recommendations in such a manner as to avoid causing excessive noise. All plant should be sited so that the noise impact at nearby noise-sensitive properties is minimised;
- Problems concerning noise from construction works can sometimes be avoided by taking a considerate and neighbourly approach to relations with local residents.

Works should not be undertaken outside the hours agreed with the local authority.

Experience from other sites has shown that by implementing these measures, typical noise levels from construction works can be reduced by 5dB(A) or more. As construction works are temporary and noise levels have been calculated for a worst-case situation no further mitigation measures are considered necessary.

7.3.2 Construction Vibration

Vibration during construction operations is unlikely to be perceptible at any of the nearby vibration-sensitive receptors due to their distance from the site. It is however recommended that

construction vibration levels are subject to a watching brief with vibration measurements take as necessary.

7.4 Control of Watercourses, Groundwater

7.4.1 Water Management and Pollution

Precautions will be taken prior to and during construction to ensure the protection of watercourses and groundwater against pollution. The measures would be informed by the site investigation works discussed above and also by CIRIA Report 532 'Control of Water Pollution from Construction Sites' and Environment Agency Pollution Prevention Guidelines, principally PPG6 – 'Working at Construction and Demolition Sites'.

7.4.2 Wheel Wash

Site vehicles will have wheels washed down prior to leaving the site so as to reduce unwanted debris spreading onto the highway during major earth works.

7.4.3 Storage of Materials

Construction materials such as cement, oils and fuels for site plant etc have the potential to cause pollution. All fuel, oil and chemical storage must be sited on an impervious base within a secured bund of adequate storage capacity. The risk of fuel spillage is greatest during refuelling of plant. Mobile plant would be refuelled either off site or within a designated area on hard standing. All pumps, hoses etc would be checked regularly.

8.0 COMPLAINTS PROCEDURE

It is important that members of the public or interested parties are able to make valid complaints about the construction works. Such complaints can provide a valuable feedback mechanism to which helps to reduce potential impacts on sensitive features and will also allow the construction techniques to be refined and improved. The Applicants will have a complaints procedure and a monitoring system will be implemented to ensure that any complaints are addressed, and a satisfactory outcome achieved for all parties.

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