Construction Management & Method Statement

Erection of 119 dwellings and a village hall along with ancillary development including the construction of an attenuation pond – Outline approval H03-0161-17

Home Farm, Littleworth Drove, Deeping St Nicholas, Spalding

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DOCUMENT HISTORY

ISSUE NO	COMMENTS	DATE
1	Planning	26/11/2024

1.0 Introduction

1.1 This construction management statement (CMS) has been prepared to accompany an application for the approval of details reserved by condition relating to the outline permission (ref: H03-0161-17) for the "*Erection of up to 120 dwellings and a village hall and ancillary development*".

1.2 It is the intention to maintain good neighbourly relations with adjoining owners or users of land and / or buildings and avoid any issues particularly in respect of noise, vibration, dust, fumes, smells, smoke etc.

1.3 All works will be contained within the site's boundaries except for any necessary road works / utilities connections if and where required.

2.0 Access & Egress

2.1 Access and egress from the site will be onto Littleworth Drove. The access routes will be prepared with compacted stone to allow access from an early stage for heavy vehicles. It will not be necessary to close the road to the public, however signage will be provided to warn the public of contractors' plant and vehicles and to alert contractors' plant and vehicles to the public.

2.2 It will not be necessary to restrict the sizes of lorries, tractors or excavators due to the width of the roads, alternative forms of access and large working area on site. Contractors and suppliers will be encouraged to use the more appropriate routes into the village and will be discouraged from driving through main built-up areas.

2.3 Suppliers and subcontractor vehicles will use public roads, they will access the site via the new access and park within the designated areas. The principal contractor / site manager will be responsible for ensuring all subcontractors and suppliers / delivery drivers are aware of site arrangements and the site address prior to delivery to ensure logistics can be assessed.

2.4 Emergency access will be maintained at all times to the site and all adjacent properties.

2.5 A construction traffic plan will be provided for Sub-Contractors and suppliers / delivery drivers, clearly making the access point from Littleworth Drove, and avoiding delays in locating the site. This plan will also specify that deliveries and site visits may only be made within the house of 07:30 – 18:00 Monday to Friday and 08:00 – 13:00 on Saturdays. Where possible, deliveries and arrivals will be scheduled to avoid school drop-off and pick-up times between Monday to Friday to avoid causing delays / congestion along Littleworth Drove.

3.0 Parking

3.1 During construction, site personnel will be able to park within the site boundaries itself, within the parking areas identified on the construction management drawing **(LDC4244-150).**

3.2 The site manager / principal contractor and all subcontractors should have regard to any nearby residential parking and ensure that all existing arrangements are not affected.

3.3 Parking will **NOT** be permitted along Littleworth Drove, to ensure that the development has as little disruption as possible.

4.0 Pedestrians

4.1 Clear signage is to be put in place to alert pedestrians and site workers both entering and leaving the site.

4.2 With parking arrangements as above, this should allow for sufficient vision splays when exiting the site. However, the site manager is to review this prior to works starting on site.

5.0 Site Roads

5.1 All site roads / access will be maintained in a safe condition, free from materials and other obstructions.

5.2 Whilst not anticipated, prior to any abnormal loads arriving on site, a method statement and risk assessment must be prepared and approved which includes

traffic management and other issues that affect the safety of those within the working area and members of the public.

6.0 Vehicles

6.1 All site vehicles must be maintained in good condition to MOT standards and loaded in such a way that they can be driven, operated, or towed safely. All drivers of road vehicles shall be in possession of a current license relevant to the vehicle being driven.

6.2 During the below ground works, loading of all excavated materials will be done on hard standing to ensure there is no muck / debris being transferred to the road. All vehicles will be inspected prior to leaving the site, where required vehicles will be power washed at the site entrance. Precautions to prevent the deposit of mud on the public highway will include:

- All vehicles leaving the site must have their wheel cleaned using a water supply and wheel wash at the site entrance to remove any mud, to prevent the contamination of the road during the initial construction stage.
- Where any mud is deposited on the public highway, suitable cleaning arrangements (e.g. use of mechanical road sweeper) will be made as soon as possible.

6.3 Littleworth Drove shall be regularly inspected and cleaned, as necessary.

6.4 Vehicles should, wherever possible, be fitted with reversing alarms. No vehicle may reverse without a banksman in attendance.

6.5 Vehicles for construction shall only park in the area of proposed works.

7.0 Banksmen

7.1 Suitably trained and experienced banksmen will be employed to direct vehicles, etc as and when required. Subcontractors will be required, as part of the Construction Phased to conduct and provide their own Risk Assessment & Method Statement

(RAMS) as part of CDM (2015) Regulations and requirements by the contractor / client.

8.0 Mobile Plant

8.1 Any and all mobile plant on site will be maintained safely and operated by competent, certificated operators. Operator cards will be checked, and a copy taken by the Site Manager.

9.0 Signs

9.1 Suitable and sufficient signs will be erected as required at prominent positions around the working area to indicate:

- Speed Limits
- Pedestrian Access
- Parking Areas, No Parking Areas, etc.

10.0 Storage & Laydown Areas

10.1 Storage of materials will be within dedicated areas only within the confines of the construction site. Storage of perishable materials will be suitably contained. All site operatives are to ensure that materials, etc are suitably stored and kept in a neat and tidy condition and that safe access / egress is maintained within the storage areas.

10.2 Construction materials such as cement, oils, and fuels for plant etc have the potential to cause pollution. All fuel, oil and chemical storage will be sites on an impervious base within a secured unit of adequate storage capacity. As the risk of fuel spillage is greatest during refuelling of plant, mobile plant would be refuelled either off site or within the designated hard standing car park area, using a spill kit. All pumps, hoses etc. will be checked regularly.

11.0 Deliveries

11.1 Consideration shall always be given to the impact of construction traffic on neighbours. Labour, plant, and materials will be sources and directed to the site to minimise disruption and inconvenience of residents and businesses.

11.2 Care will be taken when unloading vehicles to minimise disturbance to residents.

12.0 Environmental Control Measures

12.1 Although not specifically highlighted in any existing site information, it would still be advised that specific procedures to manage the key environmental aspects of the project are developed by the Contractor. There is no anticipated issue with contamination in or around the site, and we would advise that the contractor ensure measures are implemented at the site boundaries (e.g. fencing) to prevent debris / packaging from being blown into the curtilage of adjacent dwellings / businesses or into roads. Any issues with spillages should be dealt with in situ as a matter of urgency on the site to prevent further seepage to adjoining areas.

13.0 Noise

13.1 The effects of noise from the construction site will be controlled by introducing management and monitoring processes to ensure that best practice methods are planned and employed to minimise noise during construction.

13.2 The Noise Management considerations for this project will consider the residential properties immediately surrounding the site, as well as the impact on neighbouring streets.

13.3 Several safeguards exist to minimise the effects of construction noise, and these will be applied during the construction and incorporated into the Noise Management plans. These will include:

- Compressors brought on to site should be silenced or sound reduced models.
- Pneumatic tools should be fitted with silencers or mufflers;
- Working hours will be between the hours of 07:30 and 18:00 Monday to Friday, and between 08:00 and 13:00 on Saturdays.
- Deliveries will be programmed to arrive during daytime hours only where possible – between the hours of 07:30 and 18:00 Monday to Friday, and between 08:00 and 13:00 on Saturdays. Care will be taken when unloading vehicles to minimise disturbance to 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 residents. Appropriate notice shall be given, should there be any unusually disruptive activity scheduled to take place.

14.0 Vibration Management

14.1 The Site Manager will consider the relevant thresholds for determining significant impacts (for both building damage risk and human disturbance) which will be sourced from relevant standards and guidance. Estimated vibration levels during construction operations are unlikely to be above the relevant thresholds, however vibration levels will be monitored with measurements taken, as necessary.

15.0 Dirt, Dust & Air

15.1 As with all construction works, noise, dust and vibrations will be generated, and to obtain a satisfactory conclusion to the project, the developer will actively seek the cooperation of all parties that may be affected by the works. The site manager will take all reasonable efforts to minimise the effects of dust noise and vibrations and will instigate a documented complaints procedure to respond quickly to any issues raised.

15.2 To keep dust levels down during excavation and construction works, weather conditions must be taken into consideration and where necessary areas of works must be damped down or suspended during windy conditions. If any tasks are deemed as to provide an excessive noise output, then these must only be conducted following consultation and agreement with affected neighbouring properties. Where any problems arise due to the noise levels, tests will be conducted to ascertain the cause of the noise and appropriate actions where practicable.

15.3 Dust levels are not expected to be problematic, although dust suppression would be required during dry conditions. Appropriate regard to the control of dust and exhaust

emissions during any demolition and construction works will be the responsibility of the Site Manager.

16.0 Wheel Cleaning

16.1 As previously suggested, the site shall have wheel washing facilities to allow vehicles to be washed down prior to leaving the site as and when required, so as to reduce unwanted debris spreading onto the highway during earth works or if site conditions warrant this.

17.0 Waste Management

17.1 The proposals for dealing with waste arising from the construction of this project include:

- Storing and reusing earthwork materials and general arisings to negate the export or import of inert materials.
- Reduction of site generated waste through waste minimisation and re-cycling initiatives, including the source-segregation of re-usable and recyclable materials.
- Appropriate methods of waste disposal linked to a robust waste disposal audit trial.
- Construction and demolition arisings being reused within the site as structural or non-structural fill.
- Any necessary removal of waste will be conducted by competent waste removal contractors and transported by them to their chosen treatment facility.

17.2 Waste on site will be disposed of in an appropriate manner (skips or active waste by licensed carrier) and there will be no burning of waste/ materials on site.

18.0 Complaints Procedure

18.1 It is important that members of the public or interested parties can 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.

18.2 A monitoring system will be implemented to ensure that any complaints received are addressed immediately, and a satisfactory outcome achieved for all parties.

19.0 Summary

19.1 This CMS commits to implementing all of the items outlined above and any other requirements that the Local Planning or Statutory Authorities may set during the planning process.

19.2 The Contractor should perform their duties in strict accordance with the Construction Design & Management (2015) Regulations and all other health and safety legislation relevant to the processes involved and general working conditions.