CONSTRUCTION MANAGEMENT STATEMENT

PLANNING PERMISSION:

H14-0355-17

PROPOSAL:

Proposed residential development

LOCATION:

Keston Nurseries, Mill Green Road, Pinchbeck, Spalding, Lincolnshire

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1 INTRODUCTION

1.1 This construction management statement (CMS) has been produced to mitigate against the adverse effects of noise, dust and traffic generation during the construction stage of the proposed development.

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

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

2 ACCESS AND EGRESS

2.1 Access and egress from the site will be onto Mill Green Road; via the main access road onto the construction site (which will be construction in part first). 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 The areas defined as public open space on the final layout shall be utilised during the construction works as safe areas for site facilities / compound and storage of materials.

2.3 It should not be necessary to restrict the sizes of lorries, vehicles generally given the access road widths and large working area on site. Contractors and suppliers will be encouraged to use the most appropriate routes to the site in respect of the adjoining village and will be discouraged from driving through main built up areas where possible.

2.4 The Site manager will control all traffic management, including access to the site. If necessary a banksman will be deployed to assist in the smooth delivery of items and to prevent contact with pedestrians and vehicles.

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

3 PARKING

3.1 As noted above – the areas denoted as being public open space once the scheme is complete will initially be used as a site compound and parking area. Vehicles will enter the site and turn into this area prior to going into the construction site itself. The area will be suitably finished so as to allow temporary access throughout.

3.2 Visitors to site, subcontractors and other operatives will be informed that parking along Mill Green Road will be prohibited during the works.

4 PEDESTRIANS

4.1 Clear signage is to be put in place to alert pedestrians and site workers both entering and leaving the site. There is currently no footpath directly outside the site, and so the likelihood of persons walking down here is limited although should still be expected as a worst case scenario.

4.2 With parking arrangements as above, and no parking on the main road, this should allow for sufficient vision splays when exiting the site.

5 SITE ROADS

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

5.2 Whist 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 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 licence relevant to the vehicle being driven.

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

- Provision of temporary roadways and keeping vehicle movements to these whilst roads are under construction.
- All vehicles leaving the site must have their wheels cleaned using a water supply and jet wash at the site entrance to remove any surplus mud to prevent the contamination of the roads during the initial construction stage of the roads.
- 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 practicably possible.
- Once the initial 60 metres of road is constructed to binder course, keeping this clean therefore not allowing any migration of mud onto the highway.

6.3 Mill Green Road 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 the proposed works, taking into consideration potential construction traffic and the provisions of the agreed tree protection plan (see Appendix A)

7 BANKSMEN

7.1 Suitably trained and experienced banksmen will be employed to direct vehicles, cranes etc, on site as and when required. Subcontractors will be required, as part of the Construction Phase, to conduct and provide their own Risk Assessments & method Statements (RAMS) as part of CDM (2015) Regulations and requirements by the contractor / client.

8 MOBILE PLANT

8.1 All cranes, excavators, dumpers and other items of 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 SIGNS

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

- Site Speed Limits
- Pedestrian Access and Crossings
- Parking Areas, No Parking Areas, etc.

10 STORAGE AND 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 storage and kept in a neat and tidy condition and that safe access/egress is maintained withing the storage areas.

10.2 Construction materials such as cement, oils and fuels for site plant etc have the potential to cause pollution. All fuel, oil and chemical storage will be sited 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 DELIVERIES

11.1 Consideration shall always be given to the to the impact of construction traffic on the neighbours. Labour, plant and materials will be sourced 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 ENVIRONMENTAL CONTROL MEASURES

12.1 Although not specifically highlighted in any existing site information or previous assessments, it would still be advised that specific procedures to manage the key environmental aspects of the project are developed by the Contractor. We would advise the Contractor ensures an investigation and risk assessment has been completed to assess the nature and extent of any contamination on the site (non anticipated based on desktop information). Any issues arising from the report will be dealt with via a remediation scheme which will be approved by the Local Authority, to ensure that the development will not pose any risks to workers, neighbours or future inhabitants.

13 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;
- 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 07:30 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 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 DIRT, DUST AND 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 developer 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 site stripping, 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 carried out following consultation and agreement with affected neighbouring properties. Where any problems arise due to the noise levels, tests will be carried out 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 WHEEL CLEANING

16.1 As previously suggested, the site shall have jet 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 major earth works or if site conditions warrant this.

17 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 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 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 carry out 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.