

Construction Method Statement

Development at:

Plot 26 Owens Jones Way,
Bryn,
Port Talbot.
SA13 2RF.

Client:

Mr. Ian Solomon
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Rhoose,
Barry.
CF62 3BW.

Prepared by:

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1.0 Propose of this Statement

To satisfy the planning requirements of Neath Port Talbot County Borough Council.

This statement is written to discharge the planning requirements as stated above. This Report outlines how this project will be constructed efficiently and under controlled environmental conditions. This method statement describes how we propose to minimize inconvenience to neighboring owners.

We will encourage a competent Developer / Contractor to take this on board in every respect to achieve the objective and support the project team.

This site is adjacent to occupied properties.

2.0 Site Set-up for Offices and Welfare Facilities

The management of the construction of this project will require a site set-up comprising toilet and storage facilities. Facilities will be housed in modular portable units. The site accommodation will be located on the proposed drive area to the front of the development to suit site access and storage.

3.0 On site Worker Parking

Given the nature of the site, there will be no on-site car parking and the site labour force will be encouraged to use public transport. Any local traffic management measures for site access will be agreed with the local authority. We fully support and encourage construction staff to use public transport.

4.0 Construction Vehicle Movement / Deliveries

The management of the site logistics is key to the success of the project and the Developer will need to develop a detailed plan to control and manage the site. Deliveries will only be accepted on a just-in-time principle. There is limited storage on site and it is expected that all deliveries will be booked in with the developer no less than 24 hours prior to arrival on-site. A delivery zone will be established on site and will be able to accommodate one truck at any one time.

In view of the location of the site, the Developer will be nominating a member of the construction team as a liaison officer responsible for communication with the local highway authorities and neighbors with regard to traffic problems, planning large deliveries and road maintenance issues. In this way, it is anticipated that the risk of material shortages at key times can be reduced to a minimum.

Some delivery arrangements will of course need to be agreed with Neath Port Talbot C B C.

5.0 Delivery Times

We will adhere to the following key principles:

The working hours will be 8.00 am until 6.00 pm – Monday to Friday and 8.00am to 1.00pm on Saturday. Where work needs to occur beyond the agreed “normal” working hours, consultation and agreement will be sought from the local authorities at least 2 days before such event.

6.0 Vehicles Entering & Existing the site

For delivery vehicles, there will be a delivery rota system, whereby deliveries must be pre-booked at least 24 hours in advance to avoid the areas peak travel hours. Not only should this prevent congestion on site but it will also spread the resultant traffic over a longer period. Special deliveries to the site will be coordinated with the local authority highways department to avoid congestion during peak traffic periods. The Developer will act as a Traffic Marshall and will be available on site to make sure access and exit of site vehicles processed in a safe manner. Any vehicle arriving without this prior booking may, at the discretion of the Developer, be turned away and advised to return at another appointed time. A traffic management system will be established to avoid congestion in the vicinity of the proposed development.

Loading and unloading will be restricted to certain times of day to further minimize the likelihood of congestion on Owen Jones Way and strict monitoring and control of all vehicles delivering to the site will be maintained including:

- The setting of specific delivery and collection times;
- Consolidation of deliveries wherever possible;
- A system of 'just in time' deliveries; and
- The requirement for prior authorization when visiting the site via vehicle, which is managed by the logistics manager. The manager will agree at least a week in advance delivery schedules and then review and prioritize them daily; and
- The use of a waste compactor on-site will be investigated as an additional way of reducing the number of vehicle trips related to waste collection, where applicable.

7.0 Wheel Washing / Road Cleanliness

During construction works an appropriate wheel-washing system shall be provided to remove stones, concrete and any other extraneous material from the wheels and chassis of construction vehicles existing the site and all loads of construction materials shall be fully covered in order to ensure that no material leaves the site attached to the vehicle which might subsequently be deposited on the highway. The exit from the wheel washing system shall be constructed from a hard, nonporous surfacing material and the surface shall be kept clean at all times.

It is envisaged that the wheel washing system will only be needed for a few weeks at the start of the construction process. Waste water discharged from the wheel washing system shall be stored and disposed of on-site and shall not be discharged into the public sewerage system without prior removal of soil, stones and any other suspended material.

Suitable measures to minimize dust nuisance caused by the operations and to ensure that no dust or other debris is carried on to the adjoining properties shall also be provided in accordance with Neath Port Talbot C B C "Air Quality" guidance.

Site lighting shall be designed, positioned and directed so as not to unnecessarily intrude on passing drivers on public highways and so as not to direct light into any windows of properties outside the site.

8.0 Dust Suppression Measures, Noise Attenuation and Monitoring

Best practicable means of preventing, reducing and minimizing dust will be adopted. It is expected that the Proposed Development will adhere to the relevant Code of Practice during construction. On-site good practice procedures will be followed in order to mitigate noise, vibration and air pollution (e.g. through dust and fume generation) impacts under the Considerate Contractors Scheme. Measures currently planned to be adopted include:

- Use of hoarding around the entire perimeter of the site to assist in the screening of noise and dust generation from low-level sources;
- Off-site pre-fabrication to be used, where practical, including the use of pre-fabricated structural elements, cladding, toilets, mechanical and electrical risers.
- All plant and equipment to be used for the works to be properly maintained, silenced adhere appropriate, and operated to prevent excessive noise and switched off when not in use and where practicable;
- Plant will be certified to meet relevant current legislation and British Standard 5228 (BS5228) Standards;
- All trade contractors to be made familiar with current legislation and the guidance in BS5220 (Parts 1 and 2), which will form a pre-requisite of their appointment;
- Loading and unloading of vehicles, dismantling of site equipment such as scaffolding or moving equipment or materials around the site will be conducted in such a manner as to minimize noise generation. Where practical these will be conducted away from sensitive areas;
- Noise complaints, or exceeding of action levels, will be reported to the Developer and immediately investigated;
- Brushing and water spraying of heavily used site hard surfaces and access points as required;
- Wherever possible, plant and equipment will be switched off when not in use;
- Vehicles transporting materials capable of generating dust to and from site to be suitably sheeted on each journey to prevent release of material and particulate matter;
- Effective wheel / body washing facilities to be provided and used as necessary;
- Burning of waste or unwanted materials will not be permitted on-site;
- All hazardous materials including chemicals, cleaning agents, solvents and solvent containing products to be properly sealed in containers at the end of each day prior to storage in appropriately protected and bundled storage areas; and
- As far as possible, construction works will be carried out using methods that minimize noise. For actions such as breaking any old foundations, there is little reasonable choice other than to use percussion tools in one form or another. Quieter types of machinery will be specified for these where possible.

9.0 Site Waste Management Plan

The developer is acutely aware of the effects that the disposal of waste can have on the environment and his policy is clearly to reduce wastage in all possible areas. One of the key principles of his approach is to make operatives more responsible for waste and waste management. This is embodied in the preference for each sub-contractor to be responsible for supplying its own materials. This ownership results in the minimizing of unnecessary waste. These concepts will be incorporated within the sub-contract documentation, such as each sub-contractor considering the most environmentally acceptable solution to the packaging of their deliveries. A management plan will be developed to organise the segregation of waste into separate containers so that recyclable items such as metals and timber can be recovered.

The following practices will be adopted by the developer:

- Implementation of a "just in time" material delivery system to avoid materials being stockpiled, which increases the risk of their damage and disposal as waste;

- Attention to material quantity requirements to avoid over ordering and generation of waste material;
- Re-use of materials wherever feasible (e.g. re-use of crushed concrete from demolition process for fill; re-use of excavated soil for landscaping; re-use of internal equipment and plant from existing buildings. Concrete will be taken off the Proposed Development sites for crushing and re-used. The Government has set board targets of the use of reclaimed aggregate, and in keeping with best practice, contractors will be required to maximize the proportion of material recycled:
- Burning of waste or unwanted materials will not be permitted on-site: and
- All hazardous material including chemicals, cleaning agents, solvent and solvents containing products will be properly sealed in containers at the end of each day prior to storage in appropriately protected and bundled storage areas.

10.0 Public Relations / Complaints Procedures

The Developer will deal with complaints and enquiries. The Developers will be named at the site entrance, with a contact number, and will be identified to the community prior to the start of construction and whenever a change of responsibility occurs.

Any Complaints will be logged on-site, fully investigated and report to the Developer as soon as possible. The complainant will be informed as to what action has been taken. In the event of unusual activities or events, the developer and other relevant third parties (i.e. statutory and non-statutory bodies) will be notified in advance of the work being carried out.

11.0 Site Security

Hoarding screens or harris fencing will be erected at the site boundary of the site.

A highly visible 24-hour contact number will be displayed at all times for emergency and general queries.

The hoarding/ fencing will be relocated as the work proceeds. Safety is paramount in the construction industry and occupies a large part of the site management daily routine. As such, all necessary protection, hoarding, covers and protected walkways will be put in place as when required. There will be controlled access to the site, for both security and safety reasons.

At night, the site compound will be kept locked, and alarmed. We are very aware that construction sites are a "magnet" for children. We will install physical barriers, hoardings and screens to ensure that the site is kept secure.

Furthermore, we will provide appropriate measures to mitigate against pollutions and the dangers of removing hazardous substances and materials. All entry points will be clearly signed.

References & Acknowledgements

- HMSO, (1991); Statutory Instrument 1991 No. 2839 – The Environmental Protection (Duty of Care) Regulations 1991.
- HMSO, (1991); Statutory Instrument 1988 No. 818 (c.26)– Control of Pollution Act 1974 9Commencement No. 19) Order 1988.
- British Standard Institute (BSI), (1997): BS 5228-1-5: 1992-1997 – Noise and Vibration Control on Construction and Open Sites.
- HMSO, (1996): Special Waste Regulations 1996.
- HMSO, (1995); Environmental Act 1995

- DETR, (2000); Waste Strategy 2000 for England and Wales.