

WELLSPRING HOMES

**LAND AT PEARSON WAY
NEATH
SA11 2EJ**

Construction Environmental Management Plan / Method Statement

Contents

1. Preamble
2. Location and Description of the Development
3. Noise Reduction Measures
4. Dust Reduction Measures
5. Lighting
6. Vibration
7. Smoke & Odour
8. Site surface water run-off
9. Storage facilities for all fuels, oils and chemicals
10. Measures for dealing with waste and contaminated material
11. Identification and protection of any buried services
12. Traffic Management
13. Monitoring and Management
14. Emergency Contacts

1. Preamble

- 1.1 A planning application (Ref: P2021/0780), has been made to Neath Port Talbot County Borough Council, on behalf of Wellspring Homes, to build 8 houses. Condition number 6 of the planning approval requires the provision of this Construction Method Statement.
- 1.2 Wellspring Property and Investments Limited, trading as Wellspring Homes, are both the Client and Principal Contractor for this project.

2. Location and description of the development

- 2.1 The development is located at an existing residential estate within the Penrhiwtyn area of Neath. Access to the construction site will be gained directly off Pearson Way.
- 2.2 There are occupied houses either side of the site.
- 2.3 A site compound is to be set up within the confines of the site, and will include storage and welfare facilities comprising of a toilet, hot water washing facilities, table, chairs, heating, etc. to comply with CDM 2015. It is proposed that initially temporary welfare facilities will be formed in a stoned up compound to the south section of the site. This will be later be moved into one of the completed houses to enable the construction of the last plots.
- 2.4 We will erect temporary Heras type fencing (2m high) to secure the site and will remain in place for the entire project. Where possible, permanent boundaries will be erected as early as possible during the construction phase. This will help in reducing nuisance to neighbours and minimise the likelihood of persons gaining unauthorised access to the site.
- 2.5 The new houses are to be constructed from low carbon hempcrete blocks, with a timber frame. An off-site and on-site fire risk assessment will be undertaken to manage fire risk during the construction phase.
- 2.6 It is proposed to commence with the construction of the plot to the north side of the site, and progress towards the southern section of the site. Prior to the construction of the house structures, drainage works and retaining wall construction is to be undertaken along the rear of the site.
- 2.7 A drawing showing the proposed site arrangement for the duration of the project is included with this CEMP, ref. 2122-330 Proposed Site Layout Arrangement.

3. Noise Reduction Measures

- 3.1 Wellspring Homes acknowledges the general requirement imposed by local authorities to limit noise emissions produced from construction sites to 70-75 dB at the perimeter of the site.
- 3.2 Prior to the commencement of work, a noise survey of the site perimeter will be carried out to establish typical current levels.
- 3.3 Noise will be emitted from mobile plant and portable work equipment, including:
- Excavators
 - Forward Loading Dump Trucks
 - Tipper Lorries
 - Delivery vehicles (various)
 - Cement mixers (Diesel Engine)
 - Disc Cutter (Petrol Engine and electric)
 - Hammer drills (Electric and Battery)
 - Generators
 - Variety of other tools and equipment

Note; All work equipment will be company-owned or hired from reputable hire organisations. All such equipment will be suitable for its intended purpose and will be maintained in good working order.

All plant will be operated by competent and trained persons.

- 3.4 General control measures for noise reduction will include:
- The provision of suitable temporary ground / site surfaces on which mobile plant will travel
 - The selection of working practises that reduce the need for loud mechanical plant to be used
 - Minimising the amount of noisy work taking place at or near the site perimeter, where this is close to neighbouring properties immediately either side of the site. For example, changing excavator attachments can produce significant noise levels. They will therefore take place on site at the furthest point from occupied properties.
 - Located generators away from boundaries within neighbouring premises.

- Working within the set hours of:
 - Monday – Friday: 0800 – 1700 hrs
 - Saturday: 0800 – 1300 hrs
 - No work will be carried out on Sundays and Public Holidays
- 3.5 All noise emissions will be monitored by site management, by carrying periodic noise surveys in and around the work areas.
- 3.6 Noise exposure to the workforce will be minimised in compliance with the Control of Noise at Work Regulations 2005.

4. Dust Reduction Measures

- 4.1 It is inevitable that dust will be produced as result of the construction works, in particular:
- The travel of mobile plant and construction related vehicles on temporary surfaces
 - Material handling;
 - Arisings from excavation work
 - Concrete
 - Plaster
 - Render
 - Cutting to size of materials
 - Concrete pipes
 - Hempcrete blocks
 - Concrete kerbs
 - Concrete paving slabs
- 4.2 All reasonable measures will be taken to minimise dust emissions, including silica, produced by the construction work. Such measures will include:
- The provision and use of modern work equipment
 - The provision of suitable temporary surfaces on which plant will travel
 - Off site cutting or sizes of materials selected to reduce need for on site, where possible.
 - Cleaning of vehicles prior to their departure from areas of the site which could contaminate clean areas (provision of water hose or pressure washer will be provided for wheel washing and designated wheel wash area at the site exit).

- The provision of a water spray dust suppression unit (water bowser)
- The sheeting of tipper lorries carrying loose aggregate or ground materials
- Forming stockpiles of material as far away as possible from occupied neighbouring premises
- Sheeting and/or dampening of stockpiles where wind speeds are excessive
- Phasing works in such a way that completed areas are covered as soon as is reasonably practicable
- The selection of working practices that reduce dust
 - Use of cutting equipment with built-in dust suppression
 - Purchasing correct size concrete materials, to reduce cutting on site
 - Selecting where possible, materials that may reduce dust during handling and use

5. Lighting

- 5.1 By adhering to the working hours mentioned above, the need for site-wide lighting will be avoided. However, during winter months it may be necessary to provide lighting during the latter part of the working day.
- 5.2 Certain operations will require task lighting, but this will not cause a nuisance to neighbouring residents.

6. Vibration

- 6.1 As identified by the site investigations undertaken by Terra Firma, existing ground is predominately of made up ground and the proposals are for raft foundations to be provided for these houses. Given these ground conditions on site, it is unlikely that vibration will resonate outside the immediate work areas and will therefore not affect neighbouring properties.
- 6.2 Exposure of site workers to vibration will be controlled and minimised in accordance with the Control of Vibration Regulations 2005. We will have procedures in place for managing workers' exposure to harmful vibration levels.

7. Smoke & Odour

- 7.1 The lighting of fires on site will not be permitted.
- 7.2 Fumes will be generated by petrol and diesel engines on site. All plant and equipment will be well maintained in accordance with manufacturers' recommendations.

8. Site surface water run-off

- 8.1 The compound area and site access will be laid with stone. This will help reduce surface water runoff and mud or silt creation. At the rear of the compound area a temporary filter drain will be installed discharging to a designated bunded area. Any run-off will be collected in a sump, with settled solids removed regularly and water recycled and reused where possible. Any excess water will be discharged to foul sewer (subject to permission from Welsh Water) or tankered off site for authorised disposal.
- 8.2 The existing steep gradients of the site will be reviewed and where appropriate, where necessary straw bunds will be erected to collect any possible water run off during construction, excavations, road formation, etc.
- 8.3 Wheel washing arrangements will be implemented to prevent spread of mud onto the public highway. A designated bunded area will be used as a wheel, boot and plant wash off point at the site exit. Run-off will be collected in a sump, with settled solids removed regularly and water recycled and reused where possible. Any excess water will be discharged to foul sewer (subject to permission from Welsh Water) or tankered off site for authorised disposal.
- 8.4 We will obtain sandbags, to be kept on site and used to provide temporary barriers should the need arise (e.g. periods of heavy rainfall).
- 8.5 Our Site Manager will carry out weekly inspections to ensure that our prevention measures are effective. More frequent inspections will be made should on-site conditions require it. Records of these inspections will be kept in the site diary.

9. Storage facilities for all fuels, oils and chemicals.

- 9.1 As a primary precaution, quantities of fuels, oils and chemicals stored on site will be kept to a minimum.
- 9.2 Hazardous materials which could cause pollution will be stored in the site compound, in a segregated and bunded area, controlled by the Site Manager. A secure COSHH store will be allocated for the storage of any hazardous materials. These substances will be used, stored and disposed of in accordance with the findings of the COSHH Assessments.
- 9.3 Where required, we will designate a refuelling area within the compound, thus reducing the need for oils and fuels to be moved around site. If required, we will utilise a hired in fuel bowser with an integrated bund of 110% of the capacity.
- 9.4 Site management will monitor the condition and suitability of the storage arrangements.
- 9.5 We shall keep a supply of spill-kits available on site, for use in emergencies.

10. Measures for dealing with waste and contaminated material (e.g. excavated waste, etc.)

- 10.1 Waste will be collected and placed into suitable receptacles. As there is limited space for delivery and siting of skips, where possible, waste material will be removed off site on a daily basis. Where skips are required, they will be sited within the confines of the site.
- 10.2 No ground contamination has been found in the site investigation undertaken by Terra Firma.
- 10.3 Materials will be disposed of via licensed waste disposal contractors, and as necessary to a specialised licensed waste tip, e.g. hazardous materials, etc. The Site Manager will ensure regular collections of waste materials. Waste collections will be planned in line with our traffic management arrangements and be timed to minimise disruption and risk to non construction personnel.
- 10.4 Due to the sloping nature of the site, work will involve some cut and fill operations. Work is to be planned and managed to minimise need for transporting ground materials to or from the site. Ground materials will be reused on site where possible.

11. Identification of any buried services, such as foul sewers, so that they are protected.

- 11.1 Wellspring Homes have obtained details of the existing services on site from the utility companies. Underground electrical services have been identified within the footpath to the front of the site. Existing drainage crosses the rear of the site. The Site Manager will ensure that all existing plans and drawings for services have been obtained from all the utility companies and obtained are kept on site for reference.
- 11.2 We shall also use service detection devices to check and accurately locate buried services.
- 11.3 Hand digging will be used in the immediate vicinity of services shown on drawings or indicated by on-site inspections.
- 11.4 Particular consideration will be given to the close proximity of any overhead power lines around the site and on approach roads. The works and construction plant will be planned to avoid risk contact with overhead cables. Where necessary, Western Power (Tel: 0845 601 3341) will be contacted to discuss any specific control measures necessary. All works undertaken close to these live services will be undertaken in accordance with the guidance contained in the HSE publication "Avoidance of Danger from Overhead Lines" (Ref. GS6).

12. Traffic Management

- 12.1 Access to the construction site for the site team will be made via the existing residential estate road. Suitable vehicles will be selected to take account of these access roads. To help reduce vehicle numbers on local streets, a car park area has been proposed on the south east corner of the site. Access to this will be off the highway. A dropped kerb is proposed for the future development in this area and this will be prioritised for construction.
- 12.2 Existing public pedestrian routes along Pearson Way will be maintained unobstructed during works. Care will be taken when crossing the pavement to access or egress the site. Signage will be erected warning of construction activities. Segregated pedestrian routes and areas will be provided at the site as necessary.
- 12.3 Before commencement of operations, signs will be erected which warn all non-construction personnel of the works in progress. The signage will make clear segregation of construction traffic routes and members of the public.

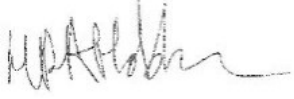
- 12.4 It is not anticipated that significant numbers of contractors' vehicles will be brought to site each day. Work and travel arrangements will be planned to minimise number of vehicles coming to site, e.g. car sharing will be arranged where possible. Where possible we will accommodate parking for contractors on site, however due to site space constraints this will be limited. We plan vehicle movements to minimise requirements for parking at or close to the site, to minimise impact of parking on the surrounding public areas.
- 12.5 Material deliveries will be to the offload bay area as detailed on drawing 2122-300 Proposed Site Layout Arrangement. Dropped kerbs which are to be installed for the final development will be prioritised. In the early stages of the project prior to completion of this, heavy duty kerb ramps will be utilised to minimise any impact on the existing highway pavement. At the completion of the project any damage to the pavement in front of the development will be rectified by the developer and throughout the project it will be maintained to ensure accessibility for public users.
- 12.6 Banksman will be used to oversee the movement of construction vehicles into and out of the site, as necessary.
- 12.7 Where possible delivery vehicles will be brought into the site compound. Site traffic management will be planned where possible to avoid reversing, however any reversing vehicles will be overseen by banksman. Any parking and offloading of delivery vehicles at roadside will be overseen by a banksman and will be carried out to avoid any obstruction or nuisance to other road users or neighbours.
- 12.8 Roads will, so far as is reasonably practicable, be kept free from mud, with wheel wash facilities to be provided, and roads to be cleaned on where deemed necessary.

13. Monitoring and Management

- 13.1 Wellspring Homes site and company management will be responsible for the implementation of this plan.
- 13.2 This plan will be communicated to all site personnel during site inductions, toolbox talks, etc.
- 13.3 South Wales Safety Consultancy Limited, have been requested to carry out periodic site safety inspections and will produce written reports of their findings.
- 13.4 Any complaints raised with the Site Manager will be recorded and actioned immediately where possible. Should immediate action not be possible, the agreed remedial actions will be recorded, together with a timescale.

14. Emergency Contacts:

- 14.1 Details of emergency contacts will be displayed on site and will include details of the various utility companies, the emergency services, the Health and Safety Executive (Tel: 0345 300 9923) and the Natural Resources Wales' Incident Line (Tel: 0300 065 3000).

Signed.......... Date...25th
August 2022...

NameHadleigh Hobbs...CEng MICE Position:..... Managing Director

For and on behalf of Wellspring Homes