



CASTELL GROUP
Property Development Specialists

Construction Method Statement and Management Plan

**Neath Working Men's Club
38-42 Wind Street Neath SA11 3HA**

26/06/2023



	Name	Position	Signature
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-	26/06/2023	First Issue
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Index

1.0	Introduction
2.0	Site Location & Plan
3.0	Site Set Up
3.1	Entrance point
3.2	Permanent and Temporary Construction Access
3.3	Compound location, layout and height of temporary structures
3.4	Temporary boundary treatments / Means of Enclosure
3.5	Site parking
3.6	Construction vehicular movements
3.7	Material delivery storage
3.8	Terrain, location and height of spoil heaps
3.9	High Visibility Clothing
3.10	Monitoring and control
3.11	Site Operational Hours
3.12	Construction lighting and hours of use
4.0	Procedures to Manage and Minimise Dust and Vibration Pollution
4.1	Dust suppression
4.2	Water damping
4.3	Avoiding dust generation
4.4	Site Waste control & recycling including proposed crushing and screening
4.5	Wheel Washing Facilities
5.0	Managing Nuisance Noise
6.0	Preventing Emissions and Odours
6.1	Plant and Vehicles
6.2	Waste Storage
6.3	Chemicals on site
6.4	Nuisance Issues
7.0	Ground Contamination / Surface Water Run Off
8.0	Managing Complaints
8.1	Principle Contractors Contact Details
8.2	Emergency Contact Details
9.0	Ecology and Biodiversity
9.1	Birds
9.2	Common Reptiles
9.3	Hedgehogs
9.4	Tree Protection / Hedgerows



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9.5 Other specific Biodiversity Issues

APPENDICES

APPENDIX 1 - Traffic Management & Site Organisation Plan (revision B)

APPENDIX 2 - Site Waste Management Plan



1.0 Introduction

This Construction Environmental Management Plan (CEMP) has been prepared on behalf of Castell Group to satisfy condition 7 of planning permission P2022/0692 granted by Neath Port Talbot County Borough Council and provides details on the requirements for the management of construction of the project, including details relating to construction access.

Condition 7 reads as follows:

No Development shall commence, including demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- a) The parking of vehicles of site and visitors;
- b) Loading and unloading of plant and materials;
- c) Storage of plant and materials used in constructing the development;
- d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) Wheel washing facilities;
- f) Measures to control the emission of dust and dirt during demolition and construction;
- g) A scheme for recycling/disposing of waste resulting from demolition and construction works.

The Construction Method Statement shall thereafter be implemented in full.

Castell, as the Principal Contractor for the works will ensure that the actions contained in this CEMP are complied with.

Castell will also place a requirement on any Contractors working at the site to comply with the actions set out in the CEMP.

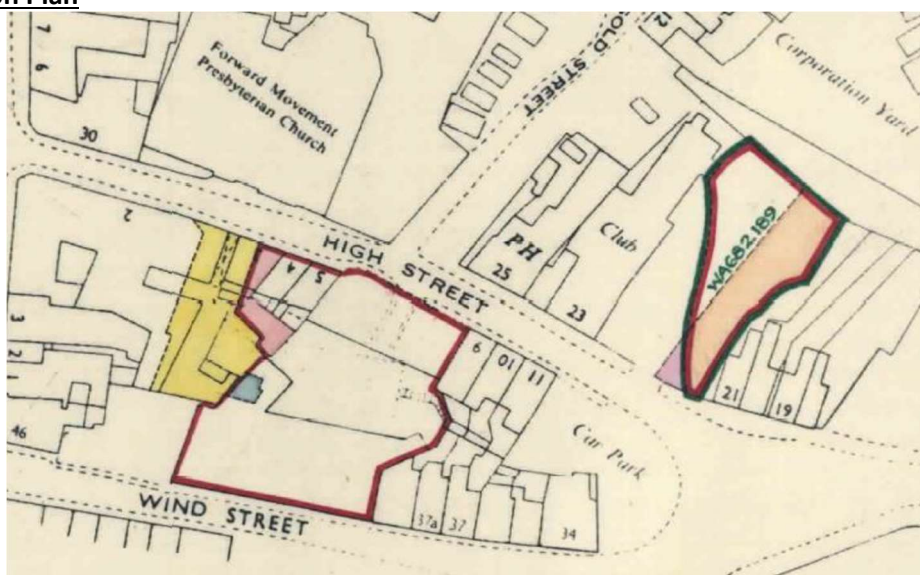


2.0 Site Location & Plan

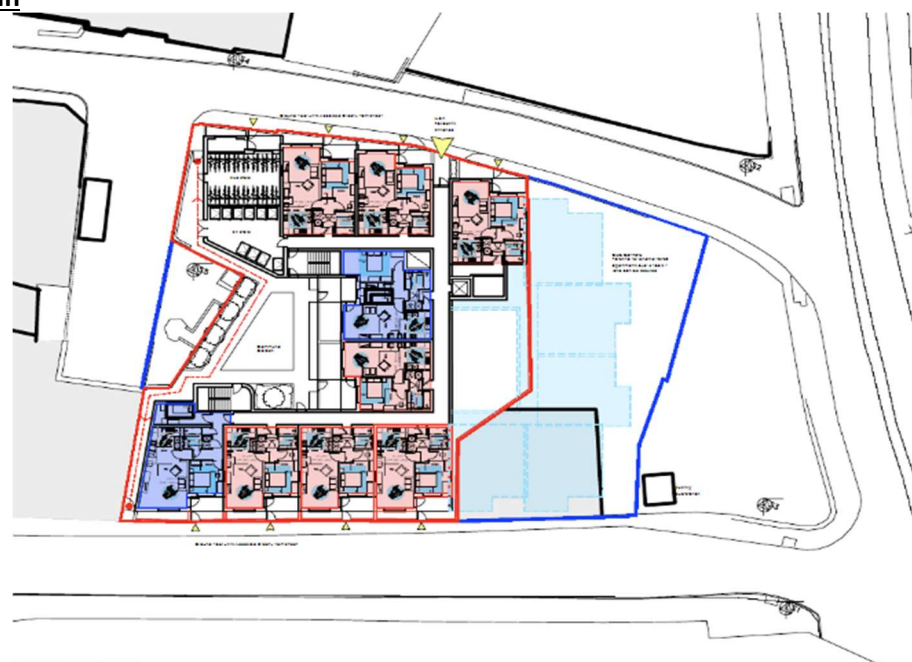
The application site, Neath Working Men's Club is in Neath National Grid Reference of 75438, 97686. The property was previously used as a public house which closed its doors in 2019. The approach area is built up of residential and commercial properties along the B4434 through Prince of Wales drive in to Wind Street.

Adjacent to the building is Iceland supermarket, high street public carpark and a Presbyterian Church of Wales.

Location Plan



Site Plan





3.0 Site Set Up & Location

3.1 Entrance Point

The construction layout plan (included in Appendix 1) illustrates the location of the proposed main entrance to site. Materials are to be imported into site via B4434 Prince of Wales drive, and into high street. All construction traffic is to use the same road networks to access the site.

3.2 Permanent and temporary Construction Access

The construction access will utilise the existing road network (B4434, Prince of Wales drive) (Appendix 1).

3.3 Compound Location, Layout and Height of Temporary Structures

The compound will be located in the open space of the site where the existing car parking is located, this is highlighted on the construction layout plan which is included within Appendix 1.

3.4 Temporary Boundary Treatments / Means of Enclosure

A combination of timber hoarding and heras will be used to secure the site boundary. Vision panels will be include for purpose of public viewing.

All site hoarding will be designed under 'temporary works' by a qualified engineer.

3.5 Site Parking

All operatives parking are to use the public car park on high street adjacent to the development site. Contractors will be made aware of this at tender stage so they can include for costs. Provisions will be made for drop off so contractors don't have to carry tools from the public car park to the development site.

Signs will be erected stating that any parking associated with the construction site is prohibited on the public highway.

3.6 Construction Vehicular Movements and Deliveries

Site construction vehicles will only be operated by those who have received the relevant training, have produced a copy of their certificates of competency and are authorised to use the vehicle/plant by their employer.

All vehicles on site will be inspected, tested and serviced at the appropriate intervals laid down by legislation and the manufacturer's instructions. All defects must be reported as soon as possible and, where necessary, the vehicle taken out of use.



Records of maintenance inspection and tests must be produced to the site manager and visiting safety advisor.

Should construction vehicles interact with the public highway / footpath, roof beacons and headlights must be used. All vehicles that do enter the adopted highway must be complaint for road use and inspected daily.

A crane will be used to transport superstructure materials around the site, a speed limit of 5mph will be strictly enforced for any ride on plant on site.

Where specific hazards may produce additional risks to traffic movement on site they must be protected by a physical barrier, and high visibility plastic fencing, metal pedestrian barriers, or heras fencing. This will include scaffolding in close proximity to a roadway, and excavations. Excavations close to vehicle and pedestrian routes must be back filled as soon as practicable.

All movements to and from the public highway will be monitored by a suitably trained banksman.

All loading and unloading of plant and materials will take place within the confines of the development. A hard standing area will be provided to prevent any mud and dust from being tracked off site. Provisions for a wheel wash will be implemented as per the traffic management plan enclosed.

3.7 Material and Delivery Storage

With reference to the traffic management plan, a dedicated storage area will be provided in the confines of the compound for materials and waste.

3.8 Terrain, Location and Height of Proposed Spoil Heaps

The terrain of this site presents a risk of vehicle overturning. All dumpers will be fitted with rollover protection and seat belts which must be worn at all times.

3.9 High Visibility Clothing

All personnel and visitors will wear visibility vests/jackets at all times.

3.10 Monitoring and Control

This will be the responsibility of the site and visiting managers.

Supervisors appointed by sub-contractors will also ensure that persons working under their control comply with the requirements.



All personnel will be acquainted with the site traffic management requirements during their induction training. Personnel failing to comply with the requirements of this traffic plan, thus placing themselves or others at increased risk of injury, will be dealt with in accordance with normal disciplinary procedures which may result in them being removed from site.

Initially the Development will be secured by means of lockable security gates at the entrance to the site. Whilst the temporary access is in operation it will also be secured by means of a lockable gate. As work proceeds these gates will be repositioned and combined with Heras fencing in order to maintain the security of areas under construction.

3.11 Site Operation Hours

All works will be carried out in strict accordance with agreed working hours. These will be 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. All plant and equipment will be 'silenced' in accordance with the manufacturer's designs and will be regularly serviced / inspected to ensure ongoing compliance. Works will be carried out by trained and competent operatives using best practice techniques. No machine will be allowed to 'idle' when works are not in progress. The site will be securely locked outside of these hours.

3.12 Construction Lighting and Hours of Use

None planned, however, if required PIR lighting during work hours only.

4.0 Procedures to Manage and Minimise Dust & Vibration Pollution

The local authority has the power under the Clean Air Act 1993, to limit the dust, emissions and odours generated by a site. Failure to comply with these limits can result in abatement notices being served if complaints are made.

Complaints can be avoided by adopting good working practices:

- Identify sensitive receptors and inform the authorities of any likely nuisance that may occur
- Instigate control measures to mitigate any negative impacts
- Develop a daily monitoring regime to record dust conditions while noting weather conditions, construction activities, their location and duration on site.

4.1 Dust Suppression

Dust levels will be kept to a minimum by utilising high pressure hoses to deliver fine mist water sprays onto the working area as necessary. A constant water supply will



also be provided to any crushing plant required during the operation. The movement of any crushed material will be kept to a minimum with stockpiles located away from site boundaries and maintained at heights less susceptible to the effects of wind.

With regard to earthworks, during periods of dry weather, when dust is likely to cause a nuisance, specific work areas will be 'damped down'. In relation to dust generated by plant movements this operation will normally be carried out by a suitably specified road brush. At times when the works do not require the full-time attendance of a road brush, water will be introduced to the work area via other means i.e. hose pipe, water bowser, sprinkler etc. In addition, prior to disturbing any stockpile of soil or crushed material, consideration will be given to the introduction of water.

Limiting the speed limit to 5mph will generate less dust.

4.2 Water Damping

As aforementioned, the fine spraying of water is the most effective way of suppressing dust. This will be carried out with a water bowser and hose. Spraying will be repeated regularly during warm and sunny conditions. However, spraying will not be allowed to create excessive mud, which could cause run-off into drainage systems or water courses.

We will consider:

- Spraying areas of unpaved work subject to traffic or wind
- Spraying sand, spoil and aggregate stockpiles
- Spraying during the loading and unloading of dust generating materials
- Water management, collective measures may include a French drain, propriety aco-channel system or similar, to be diverted to a catch pit soak away area located on site.

4.3 Avoiding Dust Generation including Crushing and Screening Operations

The following measures will be employed to avoid dust generation:

Roads

- Construct and tarmac the site roads as soon as practicable after site commencement.
- Minimise the length and width of haul roads to reduce the surface area
- Pave heavily used areas and sweep regularly
- Sweep public roads regularly with a vacuum sweeper
- Limit vehicle speeds – slower speeds generate less dust
- Minimise vehicle movements
- Damp down.



Plant and Vehicles

- Ensure vehicle wheels are cleaned before leaving site- a wheel wash facility will be located adjacent to the site compound. A banksman will wash all vehicle wheels with a high power pressure washer before they leave the site
- Exhaust fumes should be directed upwards
- All lorries leaving the site will be fitted with sheet covers to contain dust
- Plant and vehicles should be maintained in good working order
- Drivers must observe site speed limits to minimise dust generation

Material Handling and Storage including Crushing and Screening Materials

- Locate stockpiles out of the wind (or provide wind breaks) to minimise dust generation open storage
- We will keep stockpiles to a minimum height and use gentle slopes
- Compact and bind stockpile surfaces if necessary
- Minimise the storage time for materials on site
- Store dusty materials away from site boundaries, main site access roads and down wind of sensitive receptors
- Ensure waste skips are enclosed or covered
- Damp down earthworks during dry weather

Cutting/Grinding/Grouting/Packing

- Minimise cutting and grinding on site where possible
- Use equipment with dust extraction and wet cut where possible
- Spray water during cutting of paving slabs
- Use block splitters

4.4 Site Waste Control & Material Recycling

Castell operates a strict Waste Management Policy that involves the onsite segregation of waste to lessen the impact on landfill.

Derwen Recycling and Waste Management Skewen will be the chosen waste carrier for site, they operate a 98.6 percent recycle diversion rate from landfill.

Please find enclosed Castell's Site Waste Management Plan. (Appendix 3).

4.5 Wheel Washing Facilities

A designated operative is to carry out the wheel washing of construction vehicles leaving the site (via a hand held jet wash) to ensure that no mud is to be carried onto the public highway. The effectiveness of the wheel wash facilities will be monitored throughout the construction of the development.

This operation will be carried out within the development boundary so that resulting water run-off is suitably controlled.

The wheel wash facilities will be repositioned accordingly as the construction of development progresses.

In addition to this a road brush will be in attendance when any 'cart-away' of arising relation to earth works takes place.

5.0 Managing Nuisance Noise

The Contractor and their sub-contractors should at all times apply the principle of Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 and carry out all work in such a manner as to reduce any disturbance from noise and vibration to a minimum.

All plant brought on to site should comply with the relevant EC/UK noise limits applicable to that equipment or should be no noisier than would be expected based on the noise levels quoted in BS 5228-1:2009. Plant should be properly maintained and operated in accordance with manufacturers' recommendations.

Electrically powered plant should be preferred, where practicable, to mechanically powered alternatives. All mechanically powered plant should also be fitted with suitable silencers, as appropriate.

Items of plant on-site operating intermittently should be shut down in the intervening periods between use.

Where feasible, all stationary plant should be located so that the noise effect at all occupied commercial and residential properties is minimised and, if practicable, every item of static plant when in operation should be sound attenuated using methods based on the guidance and advice given in BS 5228.

Use of pneumatic breaking should be limited or, better still, alternative techniques should be investigated and utilised; and crunchers should be used in preference to pneumatic breakers; and where breakers are used, they should be of a suitable size for the job.

Whenever possible, deliveries should be programmed to arrive during daytime hours only and care should be taken when unloading vehicles to minimise noise. Deliveries should be routed so as to minimise disturbance to local residents and delivery vehicles should be prohibited from waiting within or near the site with their engines running.



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A Noise and Vibration Management Plan will be submitted to satisfy condition
6. This report will be made available on site for all site personnel to view and will also
be included within site specific tool box talks for the project.

6.0 Preventing Emissions and Odours

The following measures will be employed to prevent emission and odours:

6.1 Plant and Vehicles

- Plant and vehicles will be maintained in good working order
- Control deliveries to minimise queuing
- Ensure engines are switched off when not in use
- Refuelling areas will be sited away from the public in open storage with a fuel overspill bund and kit provided.
- No burning of waste materials is to occur on site

6.2 Waste Storage

- Containers will be covered and removed frequently

6.3 Chemicals on Site

- Will take account of wind conditions when planning activities likely to emit aerosols, fumes, odours or smoke
- Position site toilets with effluent tanks away from residential areas

6.4 Nuisance Issues

i) Dust

We will ensure that all roads are kept damp in dry spells
We will ensure that all grinders and cutters are used as a last resort
Vehicle wheels will always be washed before leaving the site

ii) Emissions

Generator exhausts to point up
Generators to power plant and tools to be used sparingly

iii) Odours

Consideration will be taken to neighbours when painting, and adhesive operations take place, to where venting will be located.

iv) Noise

All works will be carried out in strict accordance with agreed working hours. These will be 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. All plant and equipment will be 'silenced' in accordance with the manufacturer's designs and will be regularly serviced / inspected to ensure ongoing compliance. Works will be carried out by trained and competent operatives using best practice techniques. No machine will be allowed to 'idle' when works are not in progress.

v) Vibration

Vibrating rollers only to be used for short duration where possible, and to be turned off when not in use.

vi) Light

If lights are required these will have a vertical emphasis, and there will be no direct back spill of light from this source outside of the site.

Lights will also be visible on the majority of moving construction vehicles, in order to provide awareness and visibility to people when moving on site.

The illuminance of the vehicle lights will have limited radii. In addition, vehicles will only be operating within the designated hours of construction. As such, there will be negligible impact upon the surrounding area in terms of light pollution.

It is noted that should a nuisance occur in future, this can be monitored and dealt with under the relevant legislation by the Environmental Health Section.

7.0 Ground Contamination Control / Surface Water Run Off

In order to control potential ground contamination the following measures will be employed:

- All road gullies and drainage will be protected from any ground water run off to prevent contamination.
- Refer to traffic management & site Organisation plan appendix 1 revision B for management of surface water run off.
- The groundworks contractor will be provided with the following Environment Agency Guides relating to best practice.
 - EA PPG1 General Guide to the Prevention of Pollution
 - EA PPG2 Above Ground Oil Storage Tanks
 - EA PPG5 Works and Maintenance in or near Water
 - EA PPG6 Working and Construction and Demolition Sites
 - EA PPG13 Jet Washing

The Ciria/dti/E.A. Guide to Good Practice on Site is also provided .

8.0 Managing Complaints

Prior to commencement of each phase/stage of the works, all residents likely to be affected by construction shall be contacted and advised of the type and duration of the works that may affect them, methods of communication will be carried out by way of letter drop, newsletter displayed on our site notice board outside site, and social media.

8.1 Principle Contractors Contact Details:

Castell Construction Ltd
Unit 5 Dyffryn Court,
Riverside business park,
Swansea Vale,
SA7 0AP

8.2 Emergency Contact Details

Name. Anthony Flood
Contact No. 07780 395681

Alternate Name. Mark Gammaidoni
Contact No. 07564 041805

The Contract Manager / Site Manager shall be nominated to receive any complaints for the duration of the construction works and this person shall either be on site or available by telephone as above.

9.0 Managing Ecology / Biodiversity

9.1 Birds & Bats

In line with the I & G ecology report dated, 22/06/22. No further action required.

9.2 Common Reptiles

No further action required.

9.3 Hedgehogs

No further action required.

9.4 Tree Protection / Hedgerows

No further action required.

9.5 Other Specific Biodiversity Issues

No further action required.

APPENDIX 1 - Traffic Management & Site Organisation Plan

APPENDIX 2 - Site Waste Management Plan