

# CODE OF PRACTICE FOR CONSTRUCTION OPERATIONS

## LAND EAST OF 8 SPROATLEY ROAD, PRESTON EAST RIDING OF YORKSHIRE, HU12 8TT

### 1.0 INTRODUCTION

1.1 Ward Homes Yorkshire has obtained planning consent for residential development on land east of Sproatley Road, Preston.

1.2 The Planning Consent notice dated 17<sup>th</sup> May 2021 {referenced 21/000105/REM}, is conditional upon a number of matters being submitted to the Local Planning Authority for approval prior to either, development of the site, or occupation of properties.

1.4 Ward Homes Yorkshire have received guidance, through dialogue with officers of both planning and environmental health departments of the Local Authority. As a consequence we have provided our comprehensive "Code of Practice for Construction Operations" which covers the benefits proposed to all existing and adjoining homeowners.

1.5 Our code of practice therefore covers;

- Operating Hours.
- Access to and egress from the site.
- Highway cleaning proposals.
- Schedule of operations associated with the potential for noise and dust pollution.
- Measures proposed to control potentially excessive noise and dust pollution.
- Measures proposed to control potentially excessive vibration associated with piling operations.
- Sub-contractor briefings.
- Pollution monitoring responsibilities.
- Liaison with the local community.

### 2.0 DEVELOPMENT CONSIDERATIONS

#### 2.1. Operating Hours

Throughout the construction period, the site will be operational between the following hours;  
07.00 to 18.00 – Monday to Friday  
08.00 to 13.00 – Saturdays

No Sunday or Bank Holiday working, or variation of the prescribed working hours will normally be permitted, unless specifically agreed with the Local Planning Authority.

#### 2.2. Access to/Egress from the site

Access and egress will be from Sproatley Road.

Ward Homes Yorkshire will endeavour to accommodate a practical, safe level of on-site parking for employees and sub-contractors throughout the period of development.

The site parking area has been extended to accommodate for periods when intensification of labour is essential. Before occupation the site roads will be constructed to base coat tarmac to accommodate additional parking facilities should this be necessary to allow all parking to remain within the site. In the unlikely event of emergency site evacuation will be to Sproatley Road.

### 2.3. Highway Cleaning

A stand pipe, hose and brush wheel cleaning facility will be provided for all vehicles leaving the site, this is to be sited in the vicinity of the entrance/exit point of the site.

In addition, as is the Company's standard practice, this will be supplemented by off site mechanical sweeping as appropriate, for the duration of the development.

These provisions have been successfully implemented on all our sites, including those already complete or currently under construction in East Yorkshire.

### 2.4. Schedule of Operations

a) General site clearance and minor hedgerow maintenance will involve the use of hand tools and other general cutting, shaping, mulching and disposal machinery

b) Site set-up is essentially the erection of the site compound.

This will include the delivery and erection of hoarding, site cabins, canteen, toilets, secure storage units, ready-mix silo and the installation of essential temporary electric, water and telephone services.

Additional security fencing will be installed, as appropriate, to isolate the site in the interests of public safety.

c) Road and sewer construction will involve the use of excavators and associated earth moving plant.

It is likely there will be very limited spoil removal from site

De-watering of some areas of the site may be required, which will involve the utilisation of localised mechanical pumping systems.

Delivery of materials will escalate through the duration of this operation.

d) The construction of house foundations and ground floors will involve the use of excavators and associated earthmoving plant.

e) The construction of house superstructures will intensify material deliveries, the mobilisation of on-site plant and the use of hand tools. Roof truss installation will require craneage.

f) Implementation of plot external works is a progressive process which will include the completion of individual plot essential services (gas, water, electric, telephone and drainage), hard and soft landscaping and fencing.

### 2.5. Control of potential noise, dust and smoke pollution.

The above schedule of operations has identified that Ward Homes Yorkshire development approach, is to use universally accepted working practices, plant, equipment and building techniques throughout the period of construction.

Inevitably, the nature of construction will generate the potential for periods of noise, dust and smoke pollution. In order to limit and/or control wherever possible these potential nuisances we will endeavour to:

With regard to noise; use and maintain plant and equipment which is fit for purpose - run equipment and plant for periods of essential use only - site pumps and generators as far away from existing occupied dwellings as is practically possible - utilise plant and equipment manufacturers recommended sound insulation products where available - monitor and marshal the use of on site radios.

With regard to dust; use and maintain plant and equipment which is fit for purpose - monitor and marshal bulk material storage areas - implement a 'tidy site' and road cleaning programme - provide 'damping down' equipment in periods of extreme dry/windy weather conditions.

With regard to smoke; rigorously apply and monitor the company's 'no burning on site' policy - use and maintain plant and equipment which is fit for purpose - implement a recycling system for waste/surplus/damaged materials and products.

## 2.6. Control of excessive vibration

- Route heavily loaded trucks away from residential streets, if possible. Select streets with fewest homes, if no alternatives available.
- Operate earthmoving equipment on the construction lot as far away from vibration-sensitive sites as possible.
- Phase demolition, earthmoving and ground-impacting operations so as not to occur in the same time period. Unlike noise, the total vibration level produced could be significantly less when each vibration source operates separately.
- Avoid vibratory rollers and packers near sensitive areas.

## 2.7. Sub-contractor /Supplier Briefings

We will arrange pre- start meetings to convey all of the above and advise on Ward Homes Yorkshire expected protocols both on site and when engaging with the adjoining local community

## 2.8. Liaison with Local Community

Ward Homes Yorkshire will endeavour to;

- Advise existing local residents of a site start and our hours of operation.
- Advise on site personnel parking arrangements
- Explain the measures we propose to take to limit the potential for excessive noise, dust, smoke and vibration nuisance.
- Provide residents with a point of a contact.
- Deal promptly and appropriately in respect of concerns/complaints

END