



# MEC

Development Technical  
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# TRANSPORT



**Trent Furniture, Regent Street, Narborough**  
Construction Method Statement  
November 2023

Report Ref: 23620-TRAN-0801

# Trent Furniture, Regent Street, Narborough Construction Method Statement November 2023

REPORT REF: 23620-TRAN-0801

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## REGISTRATION OF AMENDMENTS

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## 1.0 INTRODUCTION

### Background

1.1 Blaby District Council stipulated that a Construction Method Statement (CMS) is required to discharge Condition 8 of the planning consent for application reference 23/0385/FUL, which approved the Full application for:

*The erection of a storage, showroom and office building following the removal of the existing storage containers.'*

1.2 Therefore, this document has been prepared on behalf of Trent Furniture Ltd with the aim to reduce the impact of the development during the construction phase on the transport and highway networks, along with neighbouring properties and occupiers.

1.3 This document should be considered a live document that will be updated as necessary by the Main Contractor's (MC) appointed Site Manager throughout the construction period. At this stage the main contractor has not been determined although part of their role will be to comply with this document.

1.4 The proposed works involve the construction of a new building that will provide a showroom, storage facilities and office space following the removal of storage containers, as illustrated on the scheme layout drawings contained within **Appendix A** of this document. The site is currently occupied by Trent Furniture, although these works will improve their operation on the site.

1.5 Vehicular access to the development will be gained via the existing gated access at the end of Regent Street, as shown in **Figure 1.1** below.

### Objectives

1.6 The overall objective of this CMS is to ensure that robust management policies are implemented throughout the construction phase of the above development referencing the National Planning Policy Framework 2021 with the aim to:

- Reducing the impact of the development during the construction process on the local area.
- Delivering a resource efficient construction process, achieving both waste reduction and improved business efficiency and cost savings.
- Developing good neighbour relationships and heightened employee morale.

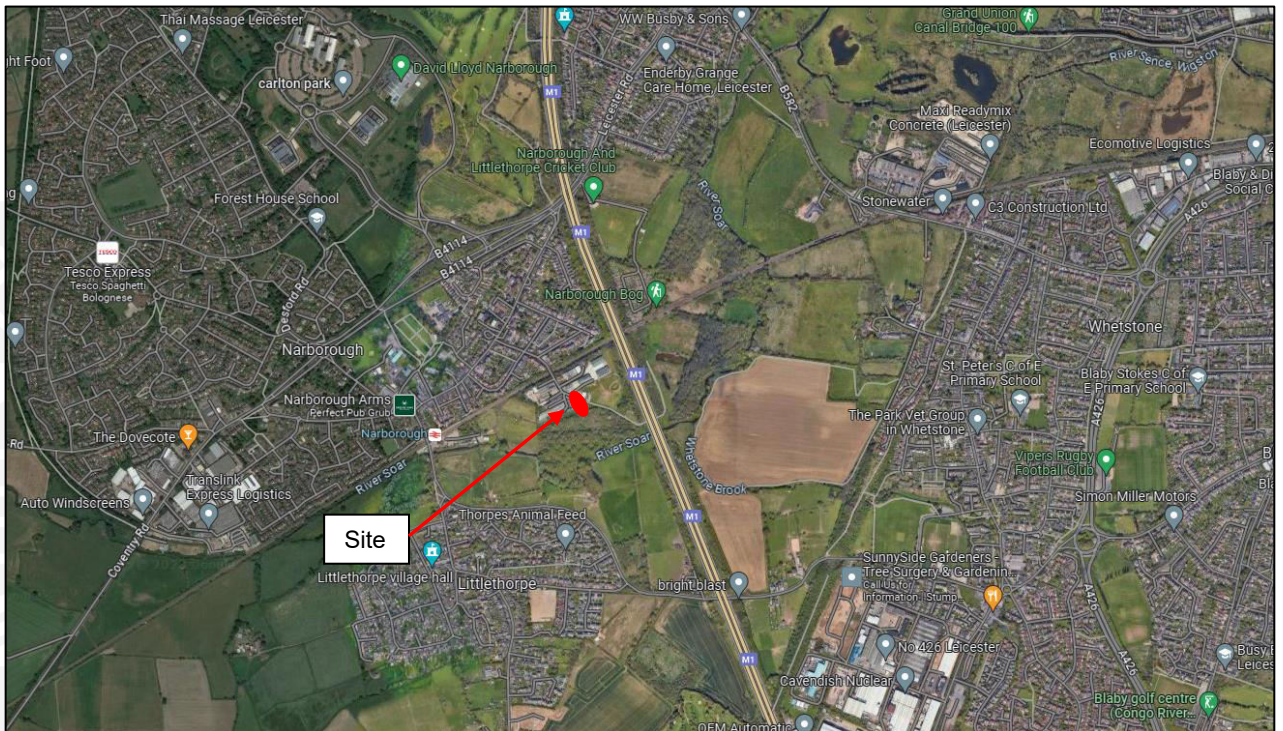
**Figure 1.1: View of Existing Site Access**



## Site Description

- 1.7 The existing site is situated on the eastern side of Narborough, which itself lies approximately 10km to the south west of Leicester. The site is located on the eastern side of Regent Street. The existing site currently comprises of storage containers and is bound to the east by wasteland, to the west by industrial units, to the south by open grassland and to the north by the Trent Furniture building and associated car park. The existing site location is shown below in **Figure 1.1** below.

**Figure 1.1: Existing Site Location**



Source: [googlemaps.co.uk/](http://googlemaps.co.uk/)

- 1.8 The site extends to the south of the existing Trent Furniture building and car park, as shown in **Figure 1.2** below. The existing perimeter fencing and lockable gates will remain in place during the construction period.

**Figure 1.2: Existing Site Access**



Source: [googlemaps.co.uk/](https://www.googlemaps.co.uk/)

## 2.0 LIAISON AND COMMUNICATION

2.1 When appointed, the Main Contractor (MC) will identify a contact who will be responsible for fulfilling the role of Community Liaison Manager (CLM) for the development as a whole prior to any works commencing on-site. The CLM's responsibilities will include the following:

- Recording and responding to enquiries or complaints from the local community, including local businesses and the general public.
- Communicating to the local community, including local businesses, the nature of the construction work that will be carried out.
- Communicating the program of work to the local community, including local businesses, specifically highlighting any works that may result in complaints (e.g. noisy or dusty activities).
- Updating the local community, including local businesses, of any changes to the nature of the works or program of works as necessary.
- Establishing and maintaining good relationships with local stakeholder groups.

2.2 The CLM will inform stakeholders of the complaint's procedure as part of the communication program. The complaints procedure must satisfy the following requirements:

- Publication of contact details for all relevant contacts, including their telephone numbers and email contact details.
- Implementation and maintenance of a complaints register which records all communications (whether verbal or written) received from the general public or stakeholders.
- Classification of the nature of each communication (above) by category (e.g. complaint, enquiry, comment etc.)
- If a communication requires action the CLM will assign the task to an appropriate Management Team member.
- Ensure completion of actions and ensure the complaints register is updated with a record of all actions and outcomes.

2.3 The CLM will ensure that all procedures are put in place prior to the time that their implementation is necessary, or the associated tasks are carried out.

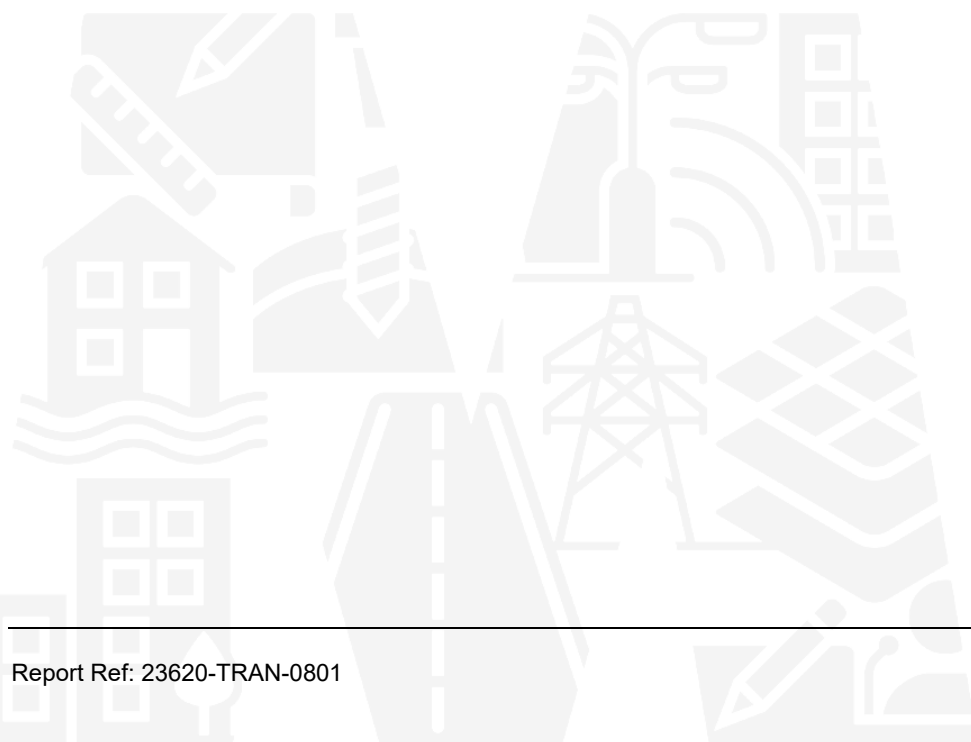
## 3.0 ENABLING WORKS, SITE SECURITY AND LIGHTING

- 3.1 As previously stated, the works will include high quality security fencing round the perimeter of the site. However, to ensure that the site is secure and safe to the public / Trent Furniture employees / visitors it is proposed to erect good quality 'Heras' style fencing between the existing building and the construction site as required. The site will be made secure during out of hours throughout the construction period, where it may be patrolled by security guards if deemed necessary.
- 3.2 All materials and plant will be stored within a secure 32ft x 10ft metal container that will be delivered and collected on a flatbed lorry with a grabber crane prior to construction works commencing. The precise location of the site container will be provided within this document once the MC has been appointed, although it will be on the western side of the site where the proposed car park will be provided, which will be one of the last construction stages. Due to the relatively small scale of the development it is considered that only the MC and up to one sub-contractor would be on site at any time. It should be noted that all construction related vehicles, likely to be 2 transit style vans, will be parked within the site boundary in areas where construction is not taking place, such as the western side of the site.
- 3.3 All visitors to the site will be required to report to the site office, which will be clearly signed, and will be appropriately inducted and registered.
- 3.4 Contractor identification signage will be displayed, prior to commencement of works, indicating the builder's or contract person's name and contact phone number. A contact telephone number will be provided on the sign which will be available 24 hours a day 7 days a week.
- 3.5 At this stage it is not intended to provide lighting during out of hours due to the semi-rural location of the site, although security may patrol the site as necessary.
- 3.6 If any lighting is deemed necessary during out of work hours any potential implications on neighbouring residents or businesses etc will be considered. Whilst it is not envisaged that night-time lighting will be required any lighting that is required will accord with the following;
- Where possible, perimeter and inner lighting should always be facing inwards towards the centre of the site;
  - Construction lighting should never be aimed upwards;
  - Lighting will be organised and operated to minimise excessive illumination;
  - Lighting is to be kept at low level, as practicably possible, and aimed downwards.
  - Any lighting during out of working hours will use the 3 phase mains electric that is available on site. No generators are to be used to power any lighting.
- 3.7 Unnecessary discomfort glare is caused when a light source is aimed in the direction of an observer, by keeping the lighting at an elevated height, the risk of glare is reduced. The Contractor shall ensure that any mobile or fixed lighting does not cause unnecessary discomfort glare either within the construction site itself



or towards the roads or properties adjacent to the site. In the event of providing any temporary lighting it must conform to the above considerations.

- 3.8 At this stage a program of works is not available but will be included in this document following the appointment of the MC and prior to any construction work taking place. When available, a program of works, including specific activities and associated timescales, will be shown in **Appendix B** of this document.
- 3.9 All appropriate Health and Safety (H&S) signage will be displayed in accordance with H&S requirements.



## 4.0 TRAFFIC MANAGEMENT, PARKING AND STORAGE

4.1 The MC will recognise that traffic movements arising as a result of construction activities will require a management strategy, during each stage, in order to minimise the impact of such movements on the surrounding road network in relation to congestion, access problems and noise.

4.2 To minimise the potential impact of construction traffic movements on the local road network, a number of management controls will be implemented. The following are based on measures designed to work in respect of the site and surrounding sensitive receptors.

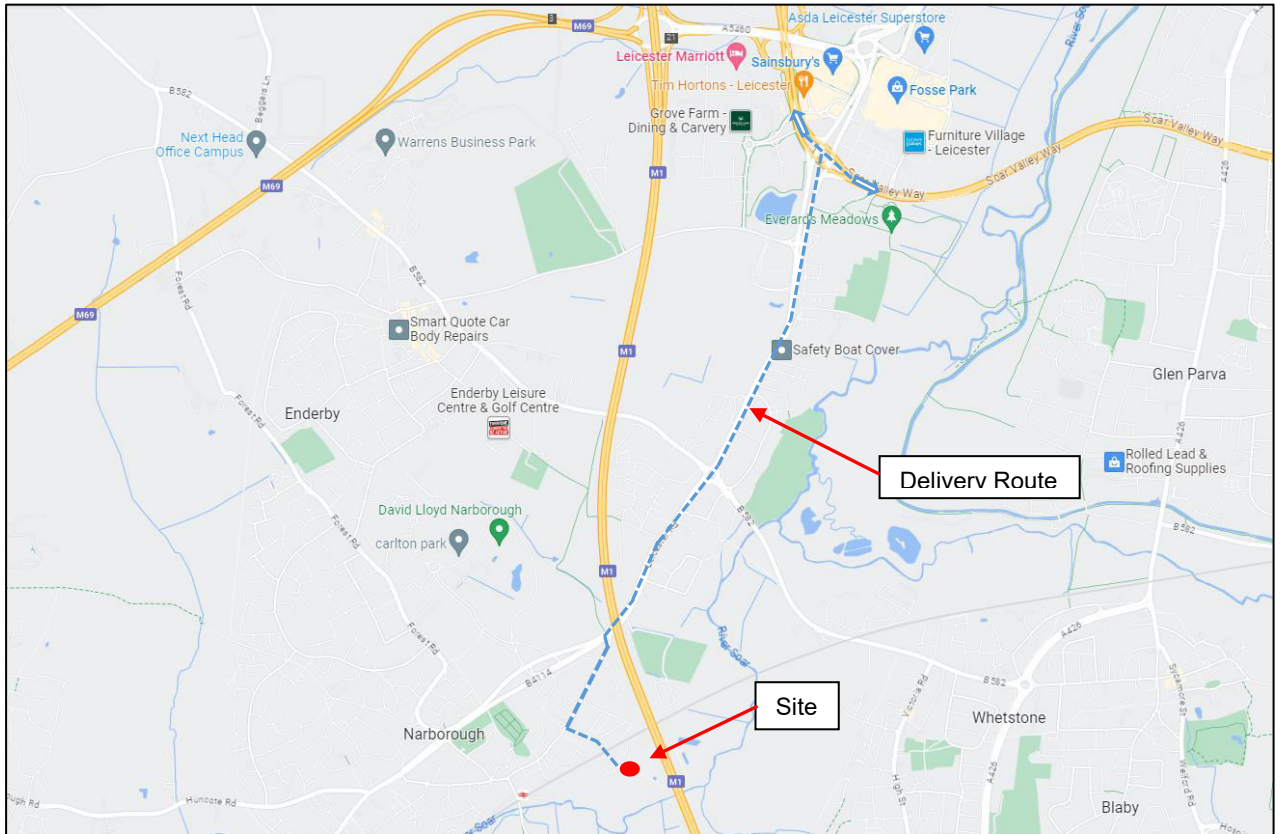
- Traffic movements, both to and from the site, during peak hours (08:00-09:00 and 17:00-18:00 Monday to Friday) will be minimised to reduce the risk of traffic congestion on local roads in the vicinity of the site.
- All deliveries will be booked in and allotted a time to carry out the delivery to ensure that multiple deliveries do not arrive at site at any one point.
- The MC will advise suppliers of the preferred delivery route, which is from Regent Street to travel north on Leicester Road, which links to the B4114 that provides a dual carriageway link to Soar Valley Way that forms part of the Leicester Ring Road. The Leicester Ring Road give access to the M1 and M69 along with other destinations around Leicester. The preferred delivery route is shown below in **Figure 4.1**.
- All deliveries will take place within the demise of the site, which is accessed via Regent Street.
- All deliveries will take place out of peak traffic periods or any local events in the vicinity of the site.

4.3 The hours of working which will include hours of delivery, will be limited to the following

- Monday to Friday 08:00 to 18:00 hrs
- Saturday 08:00 to 13:00 hrs
- Sunday/Bank and Public Holidays No working (unless otherwise agreed with the Planning Authority).

4.4 A jet wash will be used on the wheels of construction related vehicles, as necessary, as they leave site to ensure that no mud or debris is taken off the site. During the washing process, filter protection to the drains will be used so only water passes through rather than mud. The jet wash will be connected to a mains water supply, located on site, and available from the commencement of site works so that mud does not transfer onto the public highway during construction. Should the road become contaminated, any debris will be removed by either sweeping or spade and jet wash. Jet washing facilities will remain in place until construction vehicles cease entering / exiting the site.

**Figure 4.1: Preferred Delivery Route**



4.5 In respect to vehicle scheduling the Contractor will undertake the following methodology:

- Suppliers will be provided with delivery restrictions / route information and timescale information when an order is placed.
- All lifting operations will be undertaken in accordance with lifting operations and lifting equipment regulations 1998 (LOLER).

4.6 Delivery/tipper wagons will be accompanied when entering and travelling through the site by a banksman, who will be always in advance of the wagons. Generally, deliveries will be undertaken by smaller wagons, where possible. Any deliveries that are by articulated lorries will be supervised by a banksman throughout the delivery process to ease general traffic movements and promote safe working.

4.7 All waste material generated by the demolition and construction processes will be transported to the nearest suitable recycling centre. The MC will establish their preferred local recycling centres dependant on the material being disposed of.

## 5.0 AIR QUALITY AND DUST MANAGEMENT

- 5.1 Air pollution and nuisance dust emissions from construction activities are issues that require close attention and consideration, with relevant legislation as detailed in **Appendix C**.
- 5.2 Dust emissions escaping the work area may cause nuisance through, for example, surface soiling, loss of visibility due to deposition, and the effects on flora and fauna. Since it is difficult to suppress dust once it is airborne, it is preferable to prevent dust from being generated in the first place.
- 5.3 Numerous construction activities have the potential to produce dust emissions, e.g. the movement and placing of granular materials and plastering of internal walls. Such activities have the potential to affect sensitive (local) receptors (e.g. local residents).
- 5.4 The dust management /mitigation controls that will be implemented by each development team throughout the construction phases, are as a minimum outlined in **Table 5.1** below:

**Table 5.1: Key Dust Mitigation Measures**

| Aspect               | Mitigation Measures  |
|----------------------|--|
| Site Planning        | No bonfires  |
|                      | Plan site layout – machinery and dust causing activities should be located away from sensitive receptors   |
| Construction Traffic | All vehicles should switch off engines when not in active use – no idling vehicles   |
|                      | All vehicles should switch off engines when not in active use – no idling vehicles   |
|                      | All loads entering and leaving site to be covered  |
|                      | No site runoff of water or mud   |
|                      | All non-road mobile machinery (NRMM) to use ultra low sulphur tax-exempt diesel (ULSD) where available   |
| Site Activities      | To employ best practicable means in the control of dust  |
|                      | Minimise dust generation activities  |
|                      | Use water as dust suppressant where possible   |
|                      | Keep stockpiles for the shortest possible times  |
| Site Management      | Appointment of a site agent whose contact details are provided to the LPA's Environmental Health Department and local residents prior to construction works starting.  |
|                      | Agent to provide immediate response to any complaints by logging details of complaint and investigating source of complaint to establish whether routine mitigation measures have been properly implemented. If necessary, appropriate steps to be taken to mitigate against any adverse effects, and details of actions to be logged. |

- 5.5 Other than the monitoring activities outlined above, it is not anticipated that routine monitoring to assess environmental nuisance will be required during construction works, provided the control measures outlined above are put in place. However, if the MC receives a complaint, appropriate action to deal with the problem will be taken.

## 6.0 NOISE AND VIBRATION MANAGEMENT

6.1 The potential sources of noise from work undertaken in connection with the construction of this project are likely to included (but not restricted to):

- Plant machinery usage on-site
- Vehicle deliveries
- Piling activities, if necessary

6.2 The MC will implement the necessary management and operational controls in order to minimise any adverse noise and vibration impacts on the local community from works activities, referencing the relevant legislation as presented in **Appendix D**.

6.3 The MC will control construction noise in accordance with the recommendations established in the relevant British Standard for the control of noise on construction and open sites (BS5228-1:2009 and BS5228-2:2009). Noise is to be controlled at source where practicable. Vibration will be restricted, where practicable by limiting the use of percussion machinery.

6.4 The MC shall also normally limit vibration levels arising from site activities at any residential building between normal working hours (para. 4.2) to a peak particle velocity of 1.5mm/second in the vertical direction. No perceptible vibration is permitted in such buildings at any other time. Exceptionally for short periods not exceeding 2 hours in any weekday, vibration levels of up to 2mm/second may be permitted at the discretion of the Environmental Health Officer. Where vibration occurs, reference should be made to ISO2631 – Whole Body Vibration and BS6472 – Human Response to Vibration in Buildings.

6.5 Where possible plant will be electrically powered rather than motorised. Other control measures are to include:

- Work practices will be adopted such that noise emissions are kept to a minimum, i.e. plant will be switched off when not in use.
- Vehicle noise will be kept as low as possible (e.g. excessive revving of vehicles will not be permitted).
- Modern, silenced and well-maintained plant will be used, conforming to standards set out in the EU directives.
- Percussive plant will be avoided where alternative non-percussive plant is available for a given task.
- Where possible noisy plant and equipment will be sited away from sensitive boundaries where practicably possible.
- Deviation from approved method statements will only be with the prior approval of TL Homes Ltd.
- Noise complaints, breaches or exceedances of action levels will be reported to, and investigated by the Site Manager.



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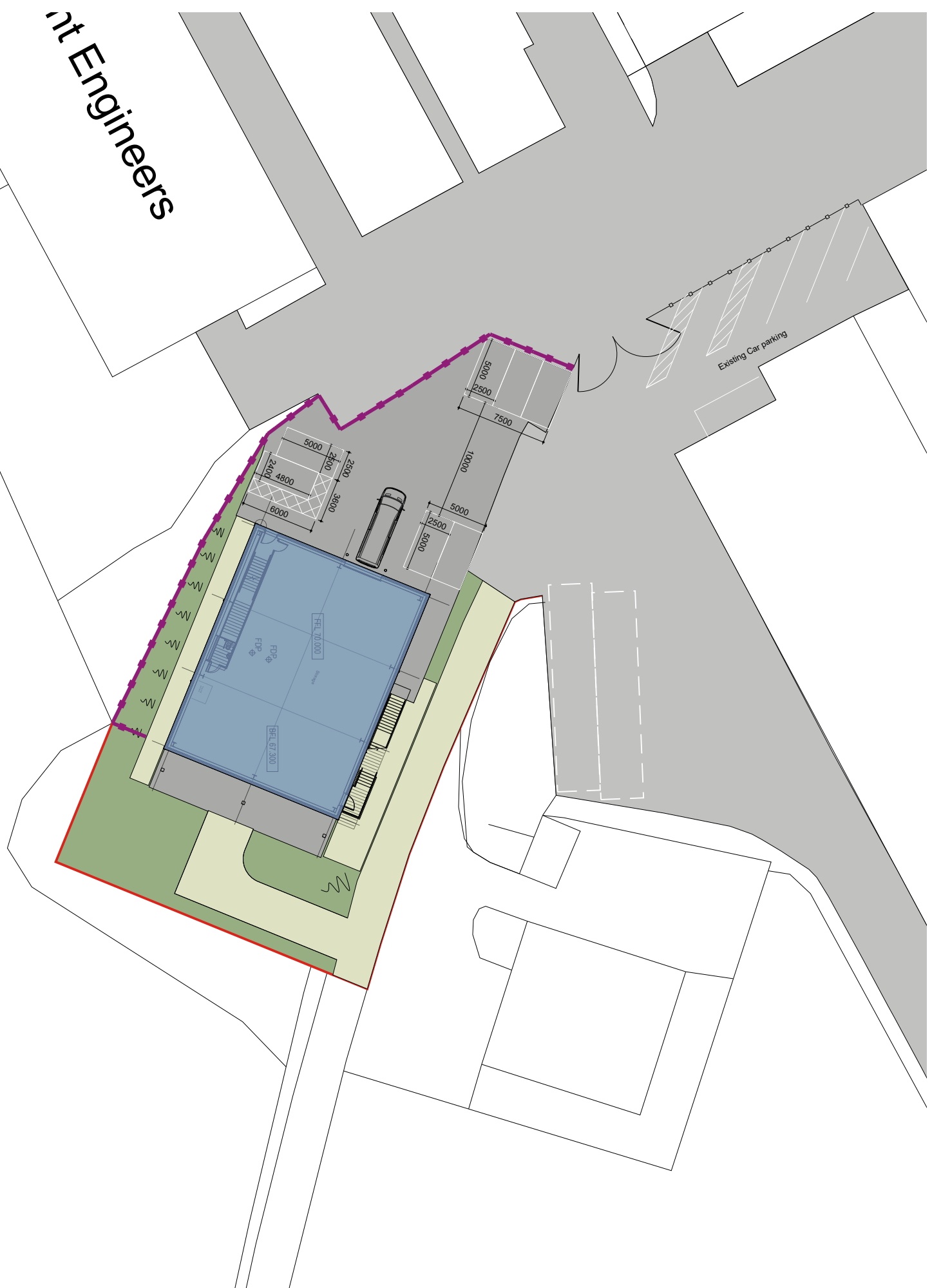
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# APPENDICES



## APPENDIX A

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- | Key      | Symbol                | Description           |
|----------|-----------------------|-----------------------|
| Existing | Grey rectangle        | Concrete Surface      |
| Proposed | Blue rectangle        | Concrete Surface      |
| Proposed | Light green rectangle | Crushed stone Surface |
| Proposed | Dark grey rectangle   | Concrete Buildings    |
| Proposed | Purple dashed line    | Anti-Trespass Fence   |
| Proposed | Red solid line        | Retaining Wall        |



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**Drawing Name:** Site Layout

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**Project Code:** 20045 -SGP- XX-XX-DR-A-131010



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## APPENDIX B





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## APPENDIX C

## RELEVANT AIR QUALITY LEGISLATION

| Relevant Legislation   | Description   |
|--|---|
| Clean Air Act  | Bans emissions of dark smoke from chimneys and furnaces, sets minimum chimney heights, and creates smoke control zones  |
| Climate Change Act 2008  | Sets 2050 as the target for reducing greenhouse gas emissions, outlines a carbon budgeting system, greenhouse gas emissions trading scheme, financial incentives for businesses to reduce waste and recycle more and powers to charge for single use bags |
| Environmental Permitting (England and Wales) regulations 2007 SI3538                                     | Introduces a scheme for environmental permits (and exemptions) for industrial activities and waste operations, including landfill and waste incineration, and sets out the powers, functions and duties of the regulator.                                 |
| Environmental Protection (Control on Ozone-Depleting Substances) Regulations 2002 SI528                  | Controls the production, marketing, use of, trade in, emission and transport of specified ozone-depleting substances.   |
| Volatile Organic Compounds in Paints, Varnishes and Vehicle Refinishing Products Regulations 2005 SI2773 | Sets maximum levels of organic solvents that can be contained in paints, varnishes and vehicle refinishing products (such as cleaners, primers and fillers).  |



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## APPENDIX D

## RELEVANT NOISE & VIBRATION LEGISLATION

| Relevant Legislation  | Description   |
|---|---|
| Control of Pollution Act 1974 SI1974/40   | Part III of COPA sets out control of noise pollution, and specifically sections 60-61 set out requirements for construction sites.  |
| Control of Noise (Codes of Practice for Construction and Open Sites) (England) Order 2002 | Approves four British Standards Institution codes of practice for appropriate methods of minimising noise and vibration from construction and open sites in England. Compliance with the British Standards cited in the Order ensures compliance with COPA. |
| Environmental Protection Act 1990 (Sections 79-81) SI 1990/43                             | Defines within England, Scotland and Wales the legal framework for duty of care for waste, contaminated land and statutory nuisance, which includes noise. Local Authorities are empowered to deal with noise nuisance.                                     |
| Clean Neighbourhoods and Environment Act 2005 SI2005/16                                   | Sets out mechanisms by which noise nuisance caused by intruder alarm may be dealt with.   |
| Noise Emission in the Environment by Equipment for Use Outdoors Regulations 2001 SL1701   | Establishes maximum noise levels for equipment used outdoors, mainly in construction and land maintenance, such as generators, lawn mowers, compact machines and concrete breakers.   |



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ACOUSTIC AIR



TRANSPORT



UTILITIES



FLOOD RISK & DRAINAGE



GEOMATICS



STRUCTURES



LIGHTING



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EXPERT WITNESS



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