

Construction Phase Safety Plan
&
Method Statement
For the
Conversion of an existing Workshop/ Gun
Room into a 2 Bed Holiday Let on:-
Land adjacent to
31 Snailbeach
Minsterley
Shropshire
SY5 0NS

This Construction Method Statement/Safety Plan is prepared in accordance with the Construction (Design and Management) Regulations 2015 'Managing Health & Safety in Construction (L153).

It is the Owners intention that the project is constructed in such a way that the hazards to the health and safety of all persons either during the construction phase or during the use of the building are eliminated or reduced as far as reasonably practical. All those involved in the project have a duty to comply with the Health and Safety Plan.

This Construction Method Statement is set out in response to Condition 3 of Shropshire Council Planning Reference: 23/02263/FUL

No development shall commence 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, and shall include provision for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials
- iv. the erection and maintenance of security fencing/hoardings
- v. wheel washing facilities
- vi. control of dust, dirt and noise emissions during construction
- vii. timing of construction works and associated activities
- viii. disposal of waste resulting from demolition and construction works
- ix. a traffic management plan

Reason: In the interests of highway safety, and to help safeguard the residential amenities of the area, in accordance with Policies CS6 and CS7 of the Shropshire Local Development Framework Adopted Core Strategy. This information is required prior to commencement of the development since it relates to matters which need to be confirmed before subsequent phases proceed, in order to ensure a sustainable development.

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- 1.0 Project Overview & Scope of Works

This plan covers the access, landscaping and the conversion of a Workshop/Gun Store into a 2 Bed Holiday Let.

This project is non-notifiable with regard to H.S.E

This project is to be carried out and managed by the Owner Mr Andrew Lloyd, himself a Carpenter and Joiner together with the following sub-contractors:-

PLB Plumbing & Heating Shrewsbury.

Nick Jones Electrical (Family Member)

Dave Evans Construction, Oswestry.

Severn Trent

Self Employed plasterer, Welshpool.

The works are to consist of:-

- Below Ground Foul Drainage
- New Water Connection
- Mechanical and Electrical 1st & 2nd fix
- Plumbing
- Plastering
- Joinery 1st & 2nd fix
- Decoration
- Floor finishes
- New, additional site access.
- Landscaping
- Site Clearance & waste disposal.

1.1 Location of Site

The site is located in a small rural village in South Shropshire, known as Snailbeach. Snailbeach is about 11 miles South West of Shrewsbury and approximately 11/2 miles from the A488. Set in the shadow of Stiperstones and rural Shropshire. It was the site of a large lead mine that closed back in the 1950's.

Situated at the junction of Snailbeach and Shop Lane, the land is owned by Mr A Lloyd, who, himself lives at No. 29 Snailbeach. However the site is adjacent to No. 31 Snailbeach, Mr Lloyd's immediate neighbour.

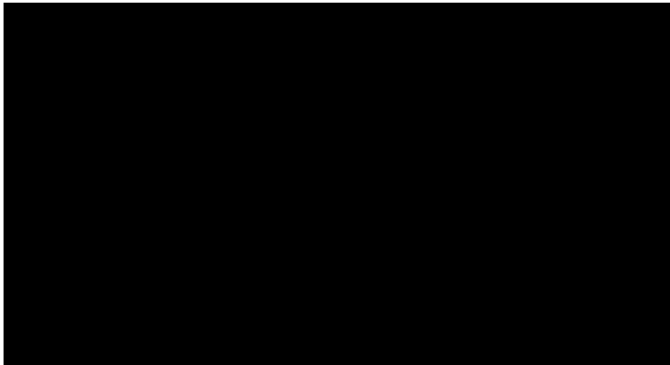
The existing Workshop/Gunstore was built around 2014, S.C. Planning Ref 13/00928/FUL. The building was subject to a Full Plans Building Regulations application, signed off by Approved Inspectors Ltd.

Access to the site will be from Snailbeach public highway via the existing North West entrance and proposed South West entrance.

1.2 Names of Parties

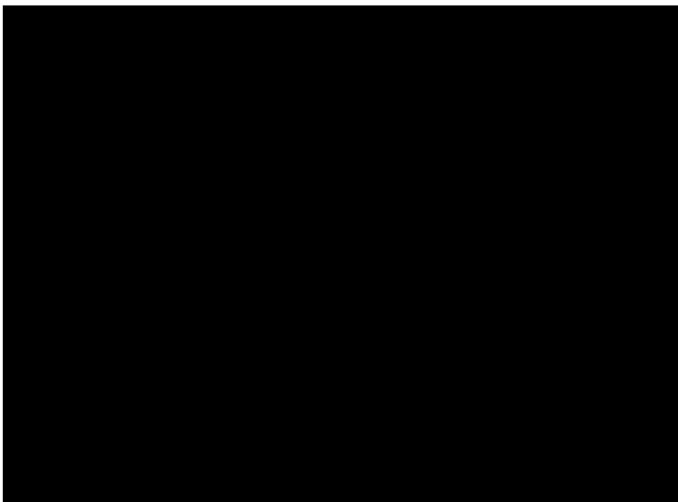
The Owner and Principal Contractor is:

Mr Andrew Lloyd



The Principal Designer and Agent is:

Mr Paul Howell



2.0 Statement of Health and Safety Principles and Objectives for the Project

2.1 Policy

It is the policy of Mr Lloyd that all operations will be carried out paying due regard to all the statutory requirements imposed on them to enable the conversion to be undertaken with the provision of appropriate safeguards to prevent members of the public, himself or subcontractors being exposed to risks to their health and safety.

Procedures will be in place to identify principal health and safety hazards likely to be encountered during the construction work and where appropriate measures to be taken against hazards noted.

2.2 Objectives

In accordance with this policy, Mr Lloyd has set the following objectives:

- To have zero enforcement action taken over the duration of the project.
- To eliminate all accidents and potential sources of ill health that could occur within the Project.
- To have no occupational ill health arising from the project.
- To ensure that no environmental damage occurs.
- To establish safe working practices for sub-contractors working on this contract.
- To develop a high degree of awareness in health, safety and environmental issues.
- To provide information on health and safety and to encourage employees and sub-contractors to participate in meeting the requirements of the legislation to enable the contract to be completed safely.
- To ensure the least disruption to members of the public as a result of the project
- To exclude unauthorised persons from the work site.
- To provide safe access to and egress from working places
- To ensure that no injury or harm to any members of the public.
- To ensure that manual handling tasks are reduced to the lowest level reasonably practicable.
- To provide operating conditions so that the lowest reasonably practicable noise levels are maintained.
- To ensure that odour nuisance does not occur, so far, as is reasonably practicable.

2.3 Responsibility

These aims will be achieved within Mr Lloyd's own remit and arrangements for the promotion of safety, health, and welfare. Mr Lloyd will take sole responsibility for the health and safety of the public, himself and site operatives.

3.0 Existing Site Information.

3.1 Existing Services:-

Mr Lloyd will take all reasonable precautions to avoid contact with live services. The existing electrical supply was installed by Manweb at the time of the original construction, connecting the existing electricity pole, (located toward the south west gable adjacent to the front boundary hedge) to the, then, new fuse board. There are no underground services at present. At the time of the original construction there was no water supply installed. Storm drains are taken to a soakaway within the site boundary.

3.2 Tree Protection

N/A

There are no trees on or near the vicinity of the site.

The existing native hedgerow is to be pruned to a height of 1050mm, ensuring that this does not take place during nesting season.

3.3 Ground Conditions

There is no apparent evidence of contamination on the site.

Likewise, there is no evidence or history of 'made up ground' on the site.

3.4 Environmental Recommendations

It is considered that, for a residential (Holiday Let) end use, soil and groundwater contamination is not present in sufficient quantity or concentration to require specific remedial action.

4.0 Security & Restrictions /Response to Condition 3

4.1 Loading and unloading of plant and materials:-

Deliveries will be minimal, Mr Lloyd will be picking up materials from suppliers on a 'just in time' basis to minimise the amount of space needed onsite.

Deliveries and collection when necessary will be scheduled to avoid peak travel times and therefore will be restricted to the hours of 09.00 a.m-15.00 p.m.

Careful consideration will be given regarding deliveries and waste collection.

Vehicles must not be too large for the local road network.

4.2 Storage of Materials and Work Equipment

Inert materials such as timber and plasterboard will be stored on-site.

Storage of said materials will be generally within the existing Workshop area which is locked, safe and secure when the site is unattended.

Where this is not possible materials will be stored as close to the working area as possible.

Hazardous materials such as chemical cleaners and petrol/diesel will be locked away at the end of each working day.

Power tools will be removed from the site at the end of each working day.

Materials will be located in the existing workshop and brought to the working area as required. Where practical the construction materials will be delivered directly to the working area to minimise the need for the manual handling of materials.

Materials will be stored in such a way that there is adequate working space to safely handle them manually or by machine.

The storage of materials will be carefully controlled to ensure minimal risk to the work personnel, visitors and members of the public.

4.3 The parking of vehicles for site operatives and visitors:-

There is ample parking space for 2 vehicles to the North East end of the site. Further parking will be provided upon the creation of the second site access to the South West of the site.

No parking will be permitted on the highway at any point in time.

Priority will be given to maintaining continuous safe access, with particular attention to preventing the general public, walkers and holiday makers visiting the Village from wandering onto the site.

4.4 The erection and maintenance of security fencing/hoardings

Generally speaking it will not be necessary to provide security fencing other than the temporary boarding up of the now redundant site entrance at Shop Lane.

The site is protected by an existing, established, mature hedgerow to the North West, roadside boundary, the neighbouring boundary fencing to the North East, a steep, grassed embankment beyond the site boundary to the South East and, a now redundant gated site entrance to the South West at the junction with Shop Lane. The gated access will be boarded up during construction until such time that it is permanently shut off during landscaping works.

Priority will be given to maintaining continuous safe access, with particular attention to preventing the general public, walkers and holiday makers visiting the Village and its associated sites of specific interest from wandering onto the site;

Heras fencing clipped top and bottom will be used to close off the site entrances when the site is unoccupied.

Site security will be maintained at all times during the construction phase.

The existing Workshop/Gun store will be locked at all times when the owner/operatives are not on site.

4.5 Control of dust, dirt and noise emissions during construction

Dust

Will be minimised by wetting down or extraction systems as applicable to the type of tool and activity being carried out. Good housekeeping principles will be followed ensuring that no build-up of waste materials/debris is allowed to occur.

Noise

Emissions generated as a result of the work shall be restricted to between 09.00hrs and 17.00hrs. Works outside these hours are by prior arrangement with Mr Lloyd.

Where a specific issue is raised by local residents/businesses that will require changes to these working hours it shall be acted upon as soon as is possible.

In all cases, noise will be kept to a minimum with hearing protection used as deemed necessary in compliance with current regulations. Contractors must continually assess the level of noise and vibration that operations are creating and implement measures that keep levels within acceptable limits, not only for workers on site but for others who may be affected by the works.

4.6 Wheel washing facilities

We do not envisage that there will be any real need for this requirement. Should this become a requirement due to severe inclement weather a hosed spray will be provided upon the installation of the new water connection.

Mr Lloyd will ensure that all areas outside of the work area are free from deposits of mud and site debris by regular sweeping as necessary, avoiding pollution of the atmosphere.

4.7 Timing of construction works and associated activities

Proposed Construction Phase: 4 months

Working hours will be generally 0800-1700 on weekdays, 0900-1400 on Saturdays. No works will be carried out on Sunday's or Bank Holidays.

4.8 Disposal of waste resulting from demolition and construction works

Waste materials from the construction process will be deposited in waste skips provided by Mr Lloyd, which will be emptied on a regular basis.

Any hazardous waste will be marked as such and handled and disposed of in an appropriate manner.

Mr Lloyd will not at any time permit the burning of waste materials on site.

4.9 Traffic Management Plan

Mr Lloyd will endeavour to minimise all foreseeable risks when operating in the vicinity of the adjacent public highways, through careful control of site traffic & site deliveries.

It is not anticipated that our activities will adversely affect the public highway; this will continue to be monitored and reviewed as necessary.

The Works also involve the connection of the proposed foul drainage system to the existing mains sewer system running down Shop Lane. This phase of the project will be carried out by Dave Evans Construction in conjunction with Severn Trent Water.

Please see Method Statement attached separately to this email, provided by Dave Evans Construction and approved by Severn Trent.

5.0 Management of the Project

Land owner: A. Lloyd

Project Manager: A. Lloyd

Mobile No: 07398 977525

5.1 Responsibilities

Overall responsibility for works on the site lies with Mr Lloyd. Day to day control lies with the Project Manager in this case Mr Lloyd, or his designated operative, who will oversee and ensure safe working, control access and where necessary give instructions to subcontractors to avoid possible conflicts between work activities.

6.0 Plant and Electrical Inspection

All contractors are to supply, maintain, inspect and operate their own equipment and plant

Contractors are to ensure that electrical equipment and the plant is clearly marked and 'in date' P.A.T. inspection labels attached.

- All portable electrical tools and appliances must be battery operated or 110 volts.
- If circumstances dictate that 230v is required it must be protected by a 30mA RCD and prior approval of its use must be given by the Site Project Manager. The P.A.T inspection regime is to be monthly for 230v.
- All 110-volt equipment is to be inspected and P.A.T certified by a competent person at suitable intervals as defined in HSG141/107/150 and copies of the test certificates must be available to the Site Project Manager.
- All appliances will be visually inspected prior to use by the user.
- Only a day's supply of fuels/oils and lubricants are to be brought onto the site to support plant running. Flammable oils/lubricants are to be stored in appropriate plastic/metal containers, with protection against spillages and a suitable means of spill clean-up kit available. Any storage tanks are to be banded.
- Records of all inspection certificates are to be kept in the site safety management file.
- Contractors are to ensure barriers/exclusion must be fully utilised to protect 3rd party operatives.
- No LPG is to be left unattended on the active site, and must not be left on the site at the end of the day

7.0 Legislation and Standards

It is Mr Lloyds intention that the work will be carried out on the project in accordance with the framework of, but not limited to:

Health & Safety Standards

- The Health and Safety at Work Act 1974
- Construction (Design and Management) Regulations 2015
- Management of Health and Safety at Work Regulations 1999
- The Reporting of Injuries, Diseases, and Dangerous Occurrences Regulations 2013
- The Control of Asbestos at Work Regulations 2012
- The Work at Height Regulations 2005
- The Control of Vibration at Work Regulations 2005
- The Control of Noise at Work Regulations 2005
- The Regulatory Reform (Fire Safety) Order 2005
- The Control of Substances Hazardous to Health Regulations 2002 (as amended)
- The Provision and Use of Work Equipment Regulations 1998

- The Lifting Operations and Lifting Equipment Regulations 1998
- The Confined Spaces Regulations 1997
- The Health & Safety (Safety Signs & Signals) 1996
- The Manual Handling Operations Regulations 1992
- The Workplace (Health, Safety, and Welfare) Regulations 1992
- The Personal Protective Equipment at Work Regulations 1992 (as amended)
- The New Roads and Street Works Act 1991
- The Electricity at Work Regulations 1989
- The Health & Safety (First-Aid) Regulations 1981
- The Safety Representatives and Safety Committees Regulations 1977

Environmental Standards

- The Waste Electrical Electronic and Equipment Regulations 2013
- The Hazardous Waste (England and Wales) Regulations 2005
- The Environment Protection Act (Duty of Care) Regulations 1991
- The Environmental Protection Act 1990

Guidance

- GD1 TG20:13 Good Practice Guidance for Tube and Fitting Scaffolding
- GD2 SG4:15 Preventing Falls in Scaffolding Operations
- GN3 HSG47 Avoiding danger from underground services
- GD3 HSG17 Safety in the use of abrasive wheels
- GD4 HSG33 Health and safety in roof work
- GD5 HSG53 Respiratory protective equipment at work
- GD6 HSG85 Electricity at work: Safe working practices
- GD7 HSG150 Health and safety in construction
- GD8 HSG151 Protecting the public: Your next move
- GD9 HSG168 Fire safety in construction
- GD10 Fire Prevention on Construction Sites - JCOP 9th Edition

The Contractors on this project will be required to comply with the requirements of the above legislation and any Site Rules that are introduced to comply with legislation.

All personnel are expected to comply fully with health and safety law and the associated approved codes of practice. Contractors are, in addition, to be aware of and pay due attention to guidance issued by the Health and Safety Executive as well as that issued by trade bodies and authorities, which constitute industry 'best practice'.

All contractors are expected to assess all activities that they are associated with for risks and adopt safe methods of work in keeping with the Management of Health and Safety at Work Regulations 1999 and other relevant regulations (as well as the standards and detail set out in this document).

8.0 Site Rules and Monitoring Arrangements

The following rules are to be observed by all on site.

- The mandatory site standard for PPE is as follows:-
Safety footwear to BS EN345, Hi-Visibility vests/jackets to BS EN471, Safety helmet (Hard Hats) to BS EN397. Additionally, all other PPE stated within Risk Assessments and Method Statement is to be worn.
- Individuals may only operate and use plant or equipment for which they are trained and authorised and where the Project Manager has received the appropriate training certificates.
- Plant is to be turned off at all times when not in use. Plant should be fitted with suitable silencers to reduce the disturbance to the surrounding area.
- Only battery powered or 110V electrical tools/equipment is to be used, ideally battery. Any other e.g. 230V must be sanctioned by the Site Project Manager, and if approved must be protected by a 30mA RCD and the PAT certification reduced to a monthly test.
- Defective or suspect equipment or tools must be removed from the site, tagged and not used until they have been repaired.
- Waste and debris must be cleared as work progresses and placed into the bins provided.
- The burning of waste on site is strictly prohibited. Once the waste has been separated on site into their designated waste streams, the Project Manager will ensure all waste materials are removed from the site and disposed of with due regard for environmental impact.
- Contractors removing their own waste are to demonstrate compliance to the Project Manager. All involved should follow the waste hierarchy of reduce, reuse and recycle before considering disposal.
- Tools and materials stored only as agreed by Mr Lloyd
- Personnel are to ensure that drains, sewers, culverts, and ducts etc. are kept free from obstruction by rubbish and debris at all times and not used for discharging contaminants.
- Smoking is prohibited inside buildings, in the vicinity of any flammable materials, the designated smoking area provided is to be used.
- Mobile phones are only to be used in designated areas and never whilst operating tools/plant etc.