

CONSTRUCTION METHOD STATEMENT

1.0 **INTRODUCTION**

1.1 **Background**

This development is located at 1 Old Street, Clevedon, Somerset, BS21 6DA. Planning Consent 21/P/1142/FUL dated 21 June 2021

Condition 6 of the consents requires a Construction Method Statement (CMS) which is to be approved prior to the commencement of the development

1.2 **Objective**

The objective of this CMS is to ensure that management controls are in place during the construction activities associated with this development and to satisfy the requirements of Planning Condition 6.

Conditions 06 states:

No development shall take place, including any works of 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 operatives 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) details of neighbour communication prior to start of works
- (f) measures to control the emission of dust and dirt during construction
- (g) measures to control noise from works on the site
- (h) a scheme for recycling/disposing of waste resulting from demolition and construction works
- (i) measures to keep access roads clear of vehicles
- (j) routing restrictions
- (k) construction phasing restrictions
- (l) location and specification of fencing and other measures for the protection of retained trees
- (m) details of how complaints arising from the works will be managed
- (n) measures to maintain access to neighbouring properties
- (o) times of site operations

Reason: In order to preserve highway safety, local amenity and the living conditions of nearby residents and in accordance with policy CS3 of the North Somerset Core Strategy and policies DM9 and DM24 of the North Somerset Sites and Policies Plan (Part 1). The details are required prior to the commencement of development in order

1.3 **Programme**

Provisional commencement date on works on the site is early 2024 with an anticipated programme 12 months.

1.4 Development Description

This development conversion of the existing shop and residential accommodation over into five self contained apartments.

The main construction activities are: -

- Internal alterations
- New partitions and party walls
- Drainage
- Fitting out of apartments
- Landscaping

2.0 WORKING HOURS

Normal working hours on this site are:-

- Monday – Friday 0730 – 1800 hours
- Saturday 0800 – 1300 hours

No heavy plant, noisy equipment or operations and deliveries will be permitted outside of these hours, including the collection or deliveries to site or on a Sunday or Bank Holiday without prior notice to the Local Planning Authority (LPA), subject also to any restrictions or requirements they may impose, and local residents being informed in advance of the proposed activities.

3.0 TRAFFIC MANAGEMENT

Deliveries to site will be from Old Street. Vehicles will be small vans/pick ups. At the start of the works the delivery vehicles will be able to pull off Old Street into the existing side forecourt.

3.1 Road Cleaning

Throughout the construction period the roads will be kept clear of any debris, mud, etc as a result of vehicles delivering to the site.

4.0 SITE STRATEGY

4.1 Parking

There is no off street parking on the site. ALL site operatives will park on adjoining unrestricted roads.

4.2 Delivery, Loading & Unloading of Plant and Materials

- Deliveries to site will be from Old Street. Vehicles will be small vans/pick ups. At the start of the works the delivery vehicles will be able to pull off Old Street into the existing side forecourt. The setting of specific delivery and collection times.
- A system of 'just in time' deliveries.
- Timed delivery slots between the hours of 8:30 and 16:00 Monday - Friday
- Even distribution of deliveries to prevent congestion and waiting of vehicles on the public highway to enter the site.
- Deliveries to be timed during normal working hours only.

4.3 Storage of Materials

Materials will be stored in locations that are strategically planned. The locations for materials storage will be within security fencing and lockable gates. Best practice methods of storing

materials are to be followed, including ensuring that the locations are away from any root protection areas, the ground is levelled and prepared, to ensure materials are safe and do not fall and break creating wastage, proprietary lockable COSHH stores within secure containers, bunded and well housed fuel storage in suitable planned locations.

4.4 Site Security

The Main Contractor will be responsible for the security of their land. This will in the form of 'solid' hoarding or 'Heras' type fencing.

The existing public highway/footway, leading to the development shall be maintained in a suitable condition to permit safe passage by the general public. Particular attention will be needed to ensure the public are protected from the work areas and appropriate precautions (signage, fencing etc.).

5.0 Fuel Spillage

Fuel spillage kits are to be provided and made accessible at all times. Appointed site staff will be trained in its use. The correct protocols for dealing with a spillage is covered by a module in the Site Managers 'Site Management Safety Training Scheme'.

The Environmental Reporting Procedure will be instigated should a fuel spillage occur. A summary follows of the issues to control and best practice to adopt:

Containers

- Use containers designed to minimise spills.
- Ensure that containers used are appropriate to the substances contained (e.g. Do not react with the substance, resistant to corrosions).
- Ensure that containers are maintained in good conditions and securely closed. Locate secondary containment store as far away from environmentally sensitive areas such as watercourses and water discharge points as possible.
- Store goods away from heavily trafficked areas to avoid container damage.
- Storage containers shall be safely and securely sited so as to prevent pollution in the events of spills or leakage
- Fuel and oil storage tanks shall be surrounded by an impervious oil/watertight bund having a capacity of at least 110% of the tank.
- In each storage area:
 - Ensure that only the substances specified are stored.
 - Provide secondary containment or drip trays, and impermeable floor and bunding.
 - Prevent unauthorised access by providing locks to the storage areas.

Cleaning up minor spills

- Use sand, saw dust, or spill kit to absorb the spill and prevent it from spreading.
- Dispose of the contaminated absorbent material as chemical waste.
- Ensure that saw dust, spill kits, etc. are readily accessible and of enough quantity.

Inspection and Maintenance

- Periodically inspect, and where necessary test, the condition of storage drums, tanks and pipelines (especially flanges and gaskets)
- Inspect and maintain all plant and equipment to prevent leakage of chemicals/fuel.

Major Spills*

- Contain the spill to minimise reduce land contamination and pollution of nearby watercourse.
- Inform the Project Manager immediately.
- The Project Manager shall arrange for appropriate removal and disposal of the chemicals by authorised organisations, and determine if other parties (e.g. Environment Agency need to be informed).

* Spills on the worksite are likely to be hydraulic oil or engine oil spilled from plant items. If a spillage occurs the following procedure is to be followed:

- Immediately identify the spilled material and notify the Site Management Team.
- Contain the spill as soon as possible so it doesn't spread. Refer to Material Safety Data Sheets (MSDS for personal protective clothing needed)
- If containment is required, contain using earth mound and / or absorbent socks / spill kit. If you can't do this let your Supervisor know.
- Use the relevant clean up procedure as instructed.
- Once the spill has been contained, your Supervisor will arrange removal and disposal as soon as possible. Dispose of material using a licensed contractor and keep records of disposal on site.
- Complete an Incident Reporting Form (form F03) and forward it to the Project Manager.

6.0 NOISE & VIBRATION SUPPRESSION

6.1 Noise

Best Practice procedures will be implemented on site to mitigate noise pollution.

Control measures being:-

- Switch off engines of plant and vehicles when not in use.
- All plant and equipment shall be suitably chosen, sited, operated and serviced so as to minimise noise.
- Close doors on generators – switch off when not in use.
- Comply with site working hours.
- Screen extremely noisy activities.
- Radio noise shall not be audible at the boundary of the site.
- All pneumatic percussion tools to be fitted with integral silencers.

If particular unavoidable noisy works are expected that affect sensitive receptors, such as residential/occupied areas then the sensitive receptor and North Somerset (Environmental Services Department) must be pre-notified, prior to work commencing with the following information: -

- Site location.
- Type and duration of site operation likely to cause noise and their hours of work.
- Details of the Site Management Team so that the community feel assured that information is available and the complaints will be handled expeditiously.

6.2 Vibration

Best Practice procedures will be implemented on site to mitigate the level of vibration caused through construction activities. The priority will be to avoid the generation of vibration and where vibration is unavoidable to control vibration at source. All plant and equipment shall be suitably chosen, sited, operated and serviced so as to minimise vibration.

Control measures being: -

- Restrict vibration levels to $0.3\text{mm}\cdot\text{s}^{-1}$ max as set out in BS5228-2:2009

The construction activity that has the potential to cause disturbance and nuisance to sensitive receptors is vibrating compaction rollers during the initial road construction and the placement of fill materials for the raising of ground levels where necessary.

7.0 DUST SUPPRESSION

Control measures being:-

- Damping down traffic routes, storage areas etc.
- Earliest implementation of hard surface areas to ease cleaning.
- Regular cleaning by brushing.
- Stockpiles of dusty materials to be covered or wetted to prevent dust blow.
- Vehicles carrying waste material off-site to be covered or sheeted at all times.
- Provision of wheel washing facilities.
- Burning of waste material not permitted on-site.
- All plant and equipment shall be suitably chosen, sited, operated and serviced so as to minimise dust and fumes.

8.0 SOIL MANAGEMENT

Initially all topsoil and sub-soil arising's will be retained on site for re-use to accommodate the proposed finished levels. Any surplus material will be disposed of off-site once the site in accordance with regulations.

9.0 PUBLIC LIAISON

Respective Site Managers are the contact point to deal with all environmental and construction issues, and emergencies on site- any issues raised will be dealt with by the site manager responsible. Contact information will be displayed at the site entrance and at prominent points around the site perimeter.

Any complaints which concern any aspect of the site operations will be recorded and investigated. A Complaints Register will be maintained and will detail the nature of the complaint, the complainant, the date, actions taken as a result of the investigation and complainant informed. The Complaints Register will be available for inspection by the Council upon request.

10.0 METHOD STATEMENTS & GOOD PRACTICE

Method Statements are a working document and will be amended/enhanced should circumstances change on site.

CIRIA publication C650 – Environmental Good Practice – contains a series of on-site checklists and tool box talks providing key advice for the Site Management Team.

The site management team will be responsible to ensure that all contractors comply with and instigate the recommendations made within this CEMP.

11.0 TREE PROTECTION

In order to protect the above and below ground features and characteristics of retained trees from damage during construction, tree protection fencing will be installed throughout the site. The Tree & Hedgerow protection plan/s will detail the locations of the protection fencing required.

Tree Protection barriers will be fully installed to appropriate areas before the arrival of any plant or construction activity on-site. Tree protection barriers will remain in place for the duration of construction works until the site is deemed complete.

Special attention is essential in maintaining the protective barrier during the construction phases, ensuring that it remains rigid and complete as well as fit for the purpose intended. In order to avoid disturbances to the protective barrier once it is installed, it will be inspected on a regular basis, including during site visits by the consultant arboriculturalist. Repairs shall be made immediately where required.

All weather notices will be attached to the barriers with words such as 'Construction Exclusion / Tree Protection Zone – No Access'.

12.0 CONCLUSION

This CMS has demonstrated that:

- Construction is a temporary, but an essential activity associated with all developments, and therefore extensive preventative measures will be put in place to control construction and to minimise the inconvenience to neighbouring residential areas, business, etc.
- Impacts associated with construction traffic will be kept to a minimum and due diligence will be used.
- It is acknowledged that small variations to the CMS may be necessary as development progresses and may have to be subject to appropriate alterations due to ongoing developments on the ground. This can be addressed through an "open book approach", for the full benefit of the LPA and local residents.