

Construction Method Statement_Rev A

Amendments

Revision	Date	Note
First Issue	09/10/2018	Issued to WCBC Planning Department to discharge Condition 7 of Planning Approvals P/2014/0905 and App /H6955/A/16/3147116.
Revision A	04/12/2018	Revised to suit WCBC comments, revisions highlighted.

Site Address:

Home Farm, Gresford Road, Llay, Wrexham, LL12 9nw

Development Description:

Outline Application For Up To 365 Dwellings And Erection Of 300m2 Retail Unit – All Detailed Matters Reserved. P/2014/0905 and App /H6955/A/16/3147116.
Decision Dated: 26 June 2017

Condition 17:

No Development shall commence, 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:

- I. the parking of vehicles of site operatives and visitors;
- II. loading and unloading of plant and materials;
- III. storage of plant and materials used in constructing the development;
- IV. the erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate;
- V. wheel washing facilities;
- VI. measures to control the emission of dust and dirt during demolition and construction;
- VII. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- VIII. hours of working; and,
- IX. Construction vehicle routing and access.

1. The Parking of Vehicles of Site Operatives and Visitors

Please refer to enclosed Traffic Management Method Statement and the Construction Management Plan drawing reference [H1152/CMP_1_Rev C](#)

2. Loading and Unloading Of Plant and Materials;

Please refer to Compound Plan sketch H1152-COM_1 (DRAFT) for initial design of Proposed Site Compound showing locations of Materials & Plant and including space for loading and unloading. Located within the site to minimise impact of Gresford Road and local occupants.

3. Storage Of Plant And Materials Used In Constructing The Development;

Please also refer to Compound Plan sketch H1152-COM_1 (DRAFT) for initial design of Proposed Site Compound. This shows locations of Materials storage required for construction of the development. Also shown is operative access and safety boards.

4. The Erection And Maintenance Of Security Hoardings Including Decorative Displays And Facilities For Public Viewing, Where Appropriate;

Contact information will be displayed to allow any issues to be easily and promptly reported. This will inform the public of the following:

- Anwyl Head Office 01244 421 600
Anwyl House, Clos Dewi Sant, St David's Park, Ewloe Flintshire CH5 3DT
- Anwyl Homes Customer Care Team: 01244 421 600
Anwyl House, Clos Dewi Sant, St David's Park, Ewloe Flintshire CH5 3DT
- Security – Company TBC

Main Office Number – TBC (24 hours)

5. Wheel Washing Facilities;

Road cleaning will be done on a regular basis to ensure the side roads are safe and clean. A road sweeper will be deployed as and when required. This will be called off as and when required by the Site Manager.

Wheel washing facilities will be provided at the site entrance as and when required.

6. Measures To Control The Emission Of Dust And Dirt During Demolition And Construction;

Potential Impact of dust emissions

The risk of emissions of dusts, fibres or particulates causing adverse environmental impact and/or being harmful to human health is low.

Sources of dust emissions

The principal emissions to air will be dust and the principal source for dust generation will be from plant operations on site as follows:

- Site preparatory works;
- On site vehicle movements;
- Construction Works.

Site operation, dust control and monitoring procedures will be designed to minimise emissions of dust.

In Emergency Conditions:

- No operations to be carried out in extreme / severe weather conditions.
- Ensure site areas giving rise to dust during high winds are dampened down.
- Ensure materials (where applicable) are covered / sheeted.
- Loose Sands / Soils / Material spoil heaps are dampened down / covered / sheeted on site to stop the rise of dust.

Control Measures

General control measures for reducing dust emissions will be based on best management practice and will include the following:

- Orientation of the haul routes;
- A speed limit will be implemented to minimise disturbance on internal haul routes;
- An adequate water supply for dust suppression will be maintained at the site at all times;
- A water bowser with a will be employed, as and when necessary, to control dust arising from waste handling and disposal operations and on-site traffic movements;
- Inherent moisture within the soils will reduce the amount of dust raised during restoration.

However, when necessary, particularly dry soils and particulate matter will be sprayed with water prior to movement.

A water bowser will be available on site when necessary. In dry and dusty conditions, the primary site roads will be sprayed with water to suppress dust using the site's water bowser. The primary site road will be regularly swept to ensure that mud and dust deposits do not occur and vehicle speeds within the site will be limited to 5mph. The control measures will be employed to maintain a damp surface on haul roads, excavation areas and areas of waste deposition and spreading.

Sub-contractor operations

- All Sub contractors to address to rise/ suppression of dust within all risk and method statements covering their operations.
- All sub-contractor operatives to be advised of Anwyl's commitment to reduce / eliminate dust upon induction to site.

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- Dust Suppression to be implemented on all plant where applicable.
- Sub-contractor supervisors to ensure their operatives adhere and work to their own companies risk and method statements for all their operations.

Monitoring

The Site Manager shall be responsible for ensuring best practise dust mitigation measures are in place, implemented and adhered to at all times. The Site Manager shall monitor dust potential by:

- Identifying and monitoring the intensity of potential dust generating activities;
- Twice daily visual assessments to check for dust emissions during the construction phase. The results of the assessments and any remedial actions will be recorded.
- Monitoring weather condition during dust sensitive periods using the Met Office and local weather stations
- Responding to potential and actual dust problems by implementing water spraying and bowser, reducing potential dust generating activities.

As a minimum, this plan will be reviewed on a quarterly basis, to ensure that it is up to date, addressing the dust risks of the operations at any time.

Complaints

In the event of any complaint being received regarding dust from the site, Anwyl shall notify the Environment and Planning Department in the Local Authority. If in the opinion of the Environment and Planning Department it is considered that the complaint warrants further investigation a report shall be submitted.

Where necessary a scheme of mitigation measures or monitoring shall be submitted to and be approved in writing by the Environment and Planning Department in the Local Authority and subsequently implemented. The scheme of measures shall seek to mitigate the effects of the operation that gave rise to the original complaint.

7. A Scheme For Recycling/Disposing Of Waste Resulting From Demolition And Construction Works;

Please refer to the Anwyl Site Waste Management Plan in Appendix D of this document.

8. Hours Of Working; and,

Hours during which construction works are to take place:

- Monday - Friday 08.00 – 18.00
- Saturday 08.00 – 13.00
- Sundays and Bank Holidays Site closed

9. Construction Vehicle Routing And Access.

Please refer to enclosed Construction Management Plan ([H1152/CMP_1_Rev C](#)) which identifies the Site Entrance and compound locations.

Site Entrance and compound locations have been chosen to minimise the impact on the local road network and the Gresford Straight Mile.

Appendix A

Construction Management Plan drawing reference H1152/CMP_1_Rev C

Appendix B

Traffic Management Method Statement

Appendix C

Compound Plan (Draft) drawing reference H1152/COM_1

Appendix D

Site Waste Management Plan



Construction Management Plan
Drawing reference H1152/CMP_1_Rev C

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Traffic Management Method Statement for:

Maes Y Rhedyn, Gresford Road, Llay, LL12 0NE.

ACTIVITY	CONTROL METHOD
1. The Control of Contractor, Visitor's And Staff Vehicles to and from Site. Note: - all construction related traffic to enter site via Gresford road only. - All construction related traffic to exit from site via Gresford road. - appropriate sheeting over of open vehicles during transit of goods and materials - exclusion zones may be in operation to be advised upon arrival / induction onto site. No parking on: Fairoaks Crescent or any side roads served off Fairoaks Crescent; Oakfield Parkhome Estate; Meadow Rise; Forest Road or any side roads served off it; Ffordd Gwenllian or any side roads served off it; Old Meadow Court B5373 Gresford Road B5102 Straight Mile	a. All visitors, contractors and staff to report to site office upon arrival b. All visitor/contractors vehicles are to park in designated areas on site. No parking or stopping on Gresford Road or Straight Mile (B5102). c. All site operatives/visitors to be inducted upon arrival with emphasis placed on the rules and regulations regards to the traffic management system and exclusion Zones d. 10-mph speed limit in force on site road e. All contractors to be advised of traffic management system and exclusion Zones on all orders. f. All employees, contractors and visitors to wear high visibility vests or jackets on site. Along with appropriate footwear and helmets. g. Entrance roads to be kept clean and free of obstructions. Pedestrians to be separated from traffic by means of a suitable barrier. h. Gresford Road / Straight Mile (B5102) to display appropriate warning signage (danger site entrance etc).
Transportation of Materials, Plant etc to/ from the Development & Compound/ Site Areas. Note: - With the exemption of the offsite Section 104 Works, all Construction Related Traffic To Enter Site Via Crossroads and Gresford Road Only – no access permitted from highlighted section of B5373 'Gresford Road South East' of the development site due to unsuitable road, Low level bridge & to reduce impact on local Residents (Refer to Construction Management Plan Drawing reference H1152/CMP_1_Rev C. - With the exemption of the offsite Section 104 Works, all Construction Related Traffic To Exit From Site Via Crossroads and Gresford Road Only – no access permitted from highlighted section of the B5373 Gresford Road South East of the development site as above. - Strictly No Parking/Or Unloading / Stopping On Gresford Road / Straight Mile (B5102) - All Suppliers to be advised on official orders. - All contractors to be advised on official orders (note contractor to advise all own deliveries of traffic restrictions) Cont -	a. Delivery vehicles advised – b. Delivery times not before 7.30am or after 5.00pm Monday to Friday* or Before 8.00am or after 1.00pm Saturday. c. All Deliveries to be advised to site 24Hrs prior to delivery. d. Restrictions on delivery times to be advised to all suppliers on official orders along with traffic management rules and regulations prior to delivery to site. e. Delivery points to be identified by means of clear signage. f. Speed restrictions on all internal site roads to be enforced 10MPH g. Warning signage to be displayed warning of site entrance on Gresford Road/ Straight Mile (B5102)

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Danger Over-head power lines along Gresford Road.

2. The control and protection of public footpaths across the development.

No parking on Fair Oaks Crescent or any side roads served off Fair Oaks Crescent; Oakfield Parkhome Estate; Meadow Rise; Forest Road or any side roads served off it; Ffordd Gwenllian or any side roads served off it; Old Meadow Court; B5373 Gresford Road; and B5102 Straight Mile

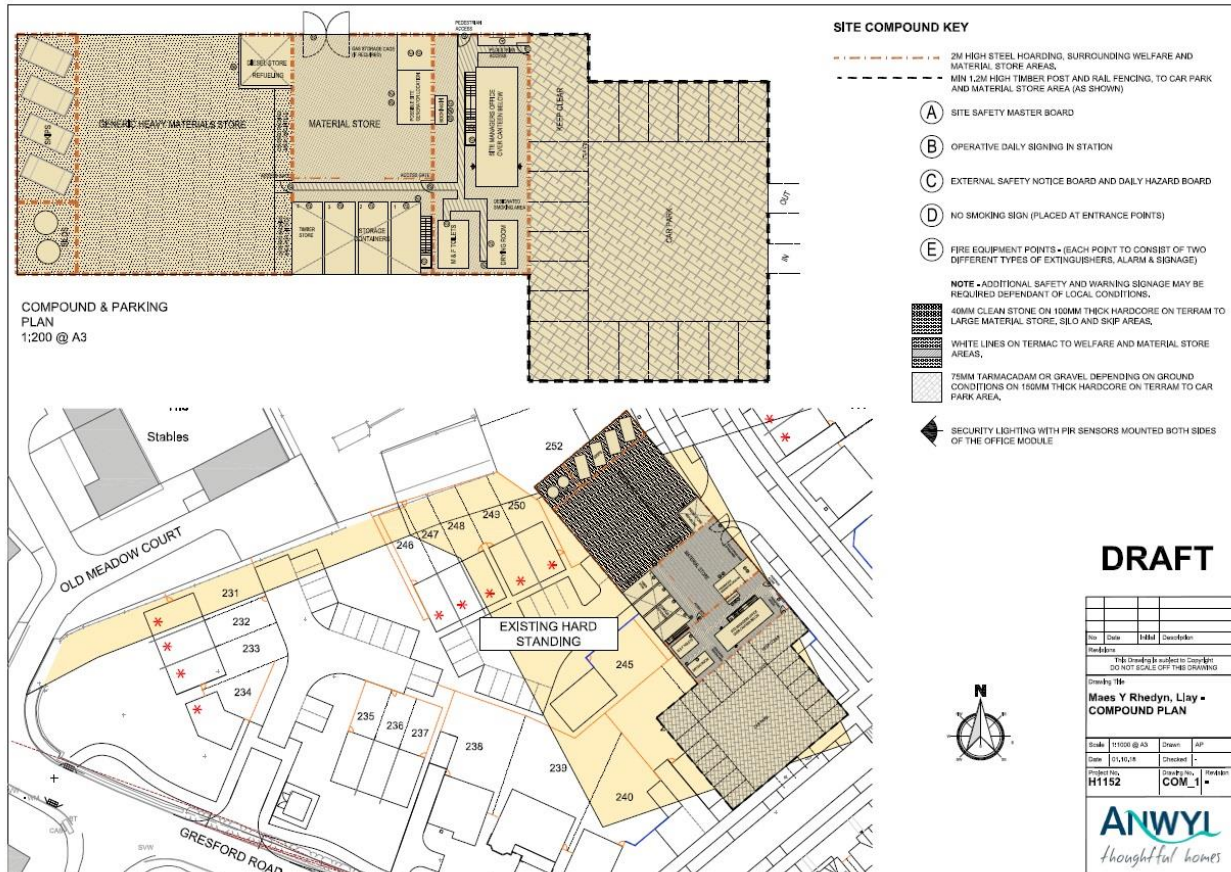
- h. All roads to be kept clean and free from mud and debris by means of a road sweeper to be deployed as required.
- i. Wheel washing facilities (Jet wash) to be deployed as required, removing mud and debris from vehicles exiting the development area.
- j. All delivery drivers / suppliers to be advised of traffic restrictions on all purchase orders.
- k. All delivery drivers / suppliers to be advised "No Parking, Unloading or Stopping on Gresford Road / Straight Mile (B5102)", on all purchase orders.
- l. All Delivery Vehicles to enter site via **Gresford Road (North West)**.
- m. All Delivery Vehicles to Leave Site Via **Gresford Road (North West)** (Advised upon entry to site).
- n. NOTE: APPROPRIATE SHEETING OVER OF OPEN VEHICLES DURING TRANSIT OF GOODS AND MATERIALS NOTE: EXCLUSION ZONES MAY BE IN OPERATION TO BE ADVISED UPON ARRIVAL / INDUCTION ON
- o. Gresford Road to be kept free from traffic
- a. All footpaths to be identified and kept clear for pedestrian access. Pedestrians to be separated from site hazards by means of appropriate fencing or barriers. Warning signage is to display.
- b. Separate Pedestrian entrance onto site.
- c. Crossing Points across site entrance to display appropriate warning signage to warn of Pedestrian and Vehicle movements.
- d. Site entrance to be kept clean and free of debris by means of a road sweeper to be deployed as required.

Accepted on behalf of (name of company)

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Signed

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Compound Plan (Draft)
Drawing reference H1152/COM_1

The Site Waste Management Plan

Avoidance of waste.

It is known by calculation the amount of materials required for each project. For example, a particular house type will require a known number of bricks, plasterboard, roof trusses, concrete for the slab etc. and that amount will be ordered per number of houses and delivered to site as required.

Waste avoidance at the design stage by the Company designer is constantly under review.

Consultation with contractors ensures that information on wastage is fed back into the Company.

Materials will be stored correctly and in accordance with the manufacturer's instructions.

Handling of materials will be by trained personnel in accordance with the work activity. For example packs of blocks will be moved by forklift truck operated by drivers trained to CPCS standard ensuring no damage to the blocks by dropping them or to other materials that may be in close proximity.

Reduce waste.

A waste reduction programme is constantly reviewed and consultation with suppliers on how to reduce packaging takes place on a regular basis.

Re-use.

It is difficult to re-use construction materials on a housing site where most articles are new and bought for a specific purpose; however scope is available to operate such a system according to the work requirement.

Recycle.

The Company does recycle most materials therefore minimising waste. For example;

- bricks are crushed from a demolition project in order to supply hard core that will be required on another or the same project;
- the same stone will be used to re-build a previously demolished wall;
- top soil will be stored on site during construction activities and used towards the end of the project to landscape the surrounding area and gardens.

Disposal and treatment of waste.

Waste that cannot be re-used is placed into licensed skips supplied by a competent and licensed waste Management operator.

The waste is treated at the licensed receiving station by sorting into its relevant constituent parts and classed as to be recycled or disposed of according to relevant legislation.

Due to the considerable diversity of the Company's construction activities there is no one principal waste-related issue; site managers are knowledgeable and understand the need to prioritise their actions on site for waste minimisation/reduction and will monitor their own activities on a site-by-site basis.