Land at Stansty Chain Road, Wrexham – Phase 2

Construction Method Statement| July 2025





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1. Introduction

The aim of the Construction Method Statement is to set out responsibilities and project specific management measures to avoid, minimise and mitigate against any construction effects of the environment and surrounding community. It should be reviewed and updated as works progress during the construction process.
All site works should be undertaken in compliance with this Construction Method Statement (CMS) which forms part of the Outline Planning Application documentation (Ref: GWE P/2019/0923)

2. Site Location & Project Description

The Site comprises 8.17ha hectares in area, located to the north-west of Wrexham within the Wrexham County Borough.
The Site comprises two field parcels of pastureland that is currently in agricultural use. The site slopes gently east to west reaching an apex at the western boundary within the western field parcel.
A group of agricultural buildings and Jones Brothers Farm Shop border the site to the west. The Stansty Chain Road runs north-south and separates the two site parcels. There are three standalone dwellings bordering the site. Lower Stansty farmhouse is a listed building located approximately 200m north of the site boundary.
There are two proposed vehicular access points, one via Stansty Chain road to the east. The western parcel is to be accessed via phase one of the proposed development. The Stansty Chain Road access will require a new access junction which are proposed as part of the application.

UK Grid ref: E 332553 N 352018

An aerial photo of the site is shown below:



The Reserved Matters application site (Phase 2) forms part of a wider site which was granted outline planning permission in May 2024 for up to 455 dwellings.
The proposals are for a high quality development that could bring forward up to 184 new homes with associated Public Open Space and a play area.

An extract of the proposed Site Layout is below (edged red):



3. Construction Programme

A detailed Construction Programme will be made available for review in the site office.
Key dates presented for this site are as follows –

- Project Start Date – Early 2026.
- Duration of project – approx. 2 years (sales rate dependant).
- Site compound set up – Within two weeks of commencement of works.
- First occupation – Within 9 months of commencement of works.

Periodic meetings will be held between the site management and contractors to discuss performance to date, the need for improvement (if any) and results of inspections and any complaints received. Upcoming work operations will be reviewed in order to plan any necessary actions to mitigate risks and ensure the CMS is adhered to during these processes. If necessary, representatives of the Statutory Authorities may also be invited to attend such meetings, as and when required.

4. Roles & Responsibilities

Contracts Manager – Bert Bonatti - 07808192569

- Ensuring the CMS is developed and held on site and that it is implemented throughout all phases of the project.
- Develop and review Construction Method Statements, work instructions and other specialist procedures.
- Identify competence requirements for all staff and ensure delivery of training to the project team.
- Review and improve method statements for environmental aspects prior to works starting to minimise the risk of damage to the environment.
- Monitor construction activities to ensure that identified and appropriate control measures are effective and ensure compliance with the CMS.
- Construction manager to nominate and appoint an Environmental Advisor.

Site Manager – Gethyn Evans - 07538731165

- Assist Contracts Manager in developing and maintaining the CMS together with other documentation.
- Ensure safe and secure storage of all materials and chemicals.
- Ensure F10 and signage indicating where and whom visitors should report to are clearly displayed.
- Control access arrangements so those entering/leaving the site may avoid hazard (see section 5.2 for Traffic Management).
- Monitor Construction works to ensure any necessary control measures are in place to meet the requirements in the CMS.
- Carry out weekly site inspections and complete inspection report identifying any actions required.
- Maintain training register and provide training where necessary.
- Assist in responding to complaints (See section 9 for complaints procedure).
- Ensure there are First Aid Facilities and appropriately trained Frist Aid staff.
- Ensure correct procedures are adhered to during any environmental incidents (such as spills etc.)
- Provide information to the relevant staff on procedures when dealing with waste management.

Out of hours 24 hour contact number - 03453073612

Contractors & Visitors

- All contractors and visitors to the site will be made aware of the Environmental Policy and the controls applicable to their presence and activities on site including but not limited to:
    1. Method Statements.
    2. Risk Assessments.
    3. Site Inductions.
    4. Toolbox Talks on safe working practice.
- Ensure the control measures identified in the environmental reports supplied as part of the Planning Application are implemented as the relevant works are carried out.

- Ensure that the Management team are notified of any non-conformance of control measures or environmental incident where the environment has been put at risk.

5. Environmental Control Measures

The project will be undertaken in accordance with the site's Landscaping designs & management plan and all relevant legislation where applicable, including:

- Environmental Protection Act 1990
- Wildlife and Countryside Act 1981
- Water Resources Act 1991
- Control of Pollution Act 1974
- Water Industry Act
- Land Drainage Act
- Conservation (Natural Habitats) Regulations 1994
- Protection of Badgers Act 1992
- Hedgerows Regulations 1997
- Town and Country Planning (Environmental Impact Assessment) Regulations
- Clean Air Act (1993)
- Common Law Nuisance
- Noise and Statutory Nuisance Act (1993)
- The Contaminated Land Regulations 2000
- Duty of Care Regulations 1991

5.1 Air Quality

- No specific mitigation other than adopting best practices are proposed with regard to air quality.
- Site manager is to oversee the employment of measures for the control and monitoring of dust, smoke and any other airborne pollutants.
- Emissions to the air including dust and exhaust fumes are usually caused from certain construction activities including:
    1. Excavations/demolitions
    2. Use of diesel-powered plant and equipment
- All necessary and practicable measures to control dust emissions through good housekeeping and site operational practices shall be carried out including:
    1. Sheeting of vehicles: all HGVs carrying loose material capable of spillage or which has the potential to give rise to dusty emissions from the vehicles during transit shall be sheeted. This requirement shall be enforced by the Site Manager and any transgressions shall be recorded in a logbook with details of measures to be taken to prevent further occurrences. The logbook shall be available for inspection by the local authority on site.
    2. The site compound shall be provided with a hard standing around site offices and over vehicle management areas, so that dust will be kept to a minimum by appropriate control methods. This area will be swept once every two days or more frequently as required.
    3. Water/bowsers sprays: Water sprays shall be applied to any demolitions operations the Site Manager considers appropriate.
    4. Prevention of wind-blown dust arising from mounds: storage mounds shall be profiled to reduce erosion where the nature of the material could lead it to being rain washed or windblown. Mound surfaces shall be kept sufficiently damp to prevent windblow unless and until the surface is sprayed, sealed or stabilised by means of vegetation. Materials that have the potential to give rise to dust emissions shall be stored as far away from the site boundaries as reasonably practicable.
    5. Dust collection during cutting and grinding works: if this is not carried out in an enclosure, tools shall be used that are fitted with a dust collection device.
    6. Fires are prohibited on site.

7. All vehicles regularly used on site shall comply with the relevant emissions standards and shall be serviced in accordance with the manufacturer's recommendations. MOT and service documentation shall be available for local authority's inspection. Castle Green will encourage contractors to use vehicles and plant that meet latest emissions regulations.
8. All internal access roads on the build phase will be constructed with a sealed surface before any other construction operations commence in this area.

5.2 Highways & Traffic Management

- The construction access will be off Stansty Chain Road as part of the existing highway network. This access will be used for deliveries of plant and materials. The Site Layout – Construction Method Statement drawing (Ref No – STANCHRD-CMS.02) highlights main site offices, skip locations, storage areas and on site vehicle parking.
- All orders placed by Castle Green Limited that involve the delivery of materials to the site will request anticipated delivery times to ensure multiple deliveries don't occur at the same time.
- Delivery vehicles whenever practical will avoid 'peak public traffic hours' to reduce traffic congestion and nuisance to the existing road and highway network. All suppliers that deliver to site will be informed that they are to avoid vehicles waiting on the public road network outside the site prior to accessing the site.
- Site entrances will be kept clear and clean. There will be a road sweeper in operation when required and in line with the works activities to ensure no mud is left on the live highway as a direct result of the works. Site Manager is to check the road at least twice daily for mud/debris and more often in poorer weather.
- All site materials will be loaded within the site compound/boundary of the working zone to minimise congestion.
- Site gates to any hoarding is to be set back a minimum 12.0m from the highway to allow a delivery vehicle to park/wait should access not be clear. If waiting for site to open in the morning engines are not to be left idling.
- Adequate space will be provided on site for the turning of delivery vehicles so then can leave site in a forward gear. These turning facilities are to be kept clear at all times.
- For environmental and road safety all material containers leaving the site will be appropriately covered to avoid soiling of the roads and highway.
- Only trained, certified, competent operatives will be allowed to operate the plant machinery. A record of all operatives' certificates will be kept in the site office.
- As part of the Highways and traffic management on site the following precautions will be adhered to –
    1. Physical segregation of vehicles and pedestrians at site entrance via barriers and designated walkways
    2. Physical segregation of vehicles and pedestrians to all work locations via crowd barriers and designated walkways with appropriate signage.
    3. Signed pedestrian crossing points with barriers
    4. Reversing eliminated/minimised. All vehicles to be reversed by a banksman
    5. One way traffic routes, passing points and turning areas. All to be explained in site induction, with signage and maximum speed limits.
    6. Designated and segregated vehicle parking on site.
    7. Designated storage areas to be fully fenced and gated.
    8. Protection of public via port holes for visibility for deliveries and secure hoarding to prevent public access.
    9. Maintenance of public and site roads, including a road sweepers as required.
    10. Plant and vehicles to be fitted with mirrors and reversing warning sounds.
    11. All vehicles to be fitted with immobilisation devices.
    12. Restriction of peak time deliveries if required.
    13. Information and training including induction, tool box talks and onsite training as required.
    14. All nominated plant operators to be trained, competent and licenced under CPCS.
    15. Trained competent banksmen to wear identifying hi-visibility vests with orange trousers, vests and helmets.
    16. PPE is to be worn by all operatives on site.

5.3 Noise & Vibration

- The Site manager will oversee the employment of measures for the control and monitoring of noise and vibration.
- Noise and vibration will be controlled and limited so far as reasonably practicable so that sensitive receptors are protected from excessive noise and vibration arising from construction.
- Certain activities may extend outside of normal working hours to enable safe working or as a result of unforeseen events. The Environmental Health Team will be contacted to agree the activities if required.
- The principles of Best Practicable Means will be employed to minimise the noise levels during construction. Recommendations for control of noise and vibration on construction sites are set out in BS: 5228. The following measure will be used where appropriate on this site:

1. Hydraulic plant will be used in preference to pneumatic plant where possible.
2. Plant and equipment will be maintained in good working order and fitted with silencers and acoustic panels where appropriate.
3. All plant will be shut down or throttled back between periods of use.
4. Methods used for concrete breaking and demolition should be carefully considered, non-percussive means should be used where possible.
5. Acoustic enclosures may be required in sensitive locations such as near generators.
6. Piling operations are not currently proposed, however should unexpected ground conditions be encountered, no piling works shall be carried out without notifying the local planning authority to the method, location and timing of piling operations, including details of measures to prevent and / or minimise the potential for ground and water pollution, noise and vibration.

Organisation & Responsibilities

The HR Dept are responsible for the management of health surveillance relating to noise and vibration

The primary responsibility on directors and managers is to ensure that noise and vibration exposure levels for employees/contractor and neighbours are reduced to the lowest level which is deemed to be reasonably practicable. This can be achieved by ensuring that:

- Noise and vibration factors are taken into consideration when hiring or purchasing equipment
- Necessary noise and vibration assessments have been undertaken for any equipment / processes under their control.
- Noise and vibration control measures to reduce exposure to employees & the general public are identified and implemented
- Employees have received adequate information, training & instruction on noise and vibration risks and control measures

Foreman & Supervisors shall ensure that control measures identified within the risk assessments are implemented

All members of staff are responsible for:

- Using and maintaining all equipment and control measures in accordance with instruction & training
- Wearing hearing protection where required
- Reporting any defects or difficulties with hearing protection and any other noise control equipment
- Report any relevant symptoms or health changes immediately & co-operate with any programme of health surveillance which is identified as necessary

5.4 Waste

- Site Waste Management Plans (SWMP) are considered best practice for all construction projects over £300,000. An outline SWMP will be drafted at the detailed design/construction stage of the project.
- The Site Manager shall, in order to reduce the need for waste disposal, minimise the generation and environmental impacts of wastes arising during the works and shall maximise opportunities for the re-use and recovery of wastes. The site manager shall include the SWMP proposals for the identification, segregation, handling and storage, with necessary protection to prevent contamination of surrounding stockpiles and underlying ground, of the different types of wastes identified as arising from the works.
- Precautions will be taken on site prior to and during construction to ensure the protection of watercourses and groundwater against waste/pollution. The measures would be informed by the CIRIA Report C532 'Control of Water Pollution from Construction Sites'.

5.5 Surface Water Run Off

- Measures will be implemented, maintained and monitored in order to comply with the Water Regulations Act (1991) section 85 and associated Regulations.
- All surface water drainage from impermeable areas and roads shall pass through trapped gullies prior to being discharged into any watercourse. These drains will be blocked with straw bales or terram. Kerbing will be provided to prevent run-off
- Any disposal of surface water generated on site during construction to controlled waters will require consent from the EA (if applicable).
- If dewatering is required as part of the construction process, pumped surface water should be disposed of appropriately according to EA Pollution Prevention Guidelines.
- There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways. No pumped water shall be discharged into the live drainage system without having been filtered through a silt interceptor.

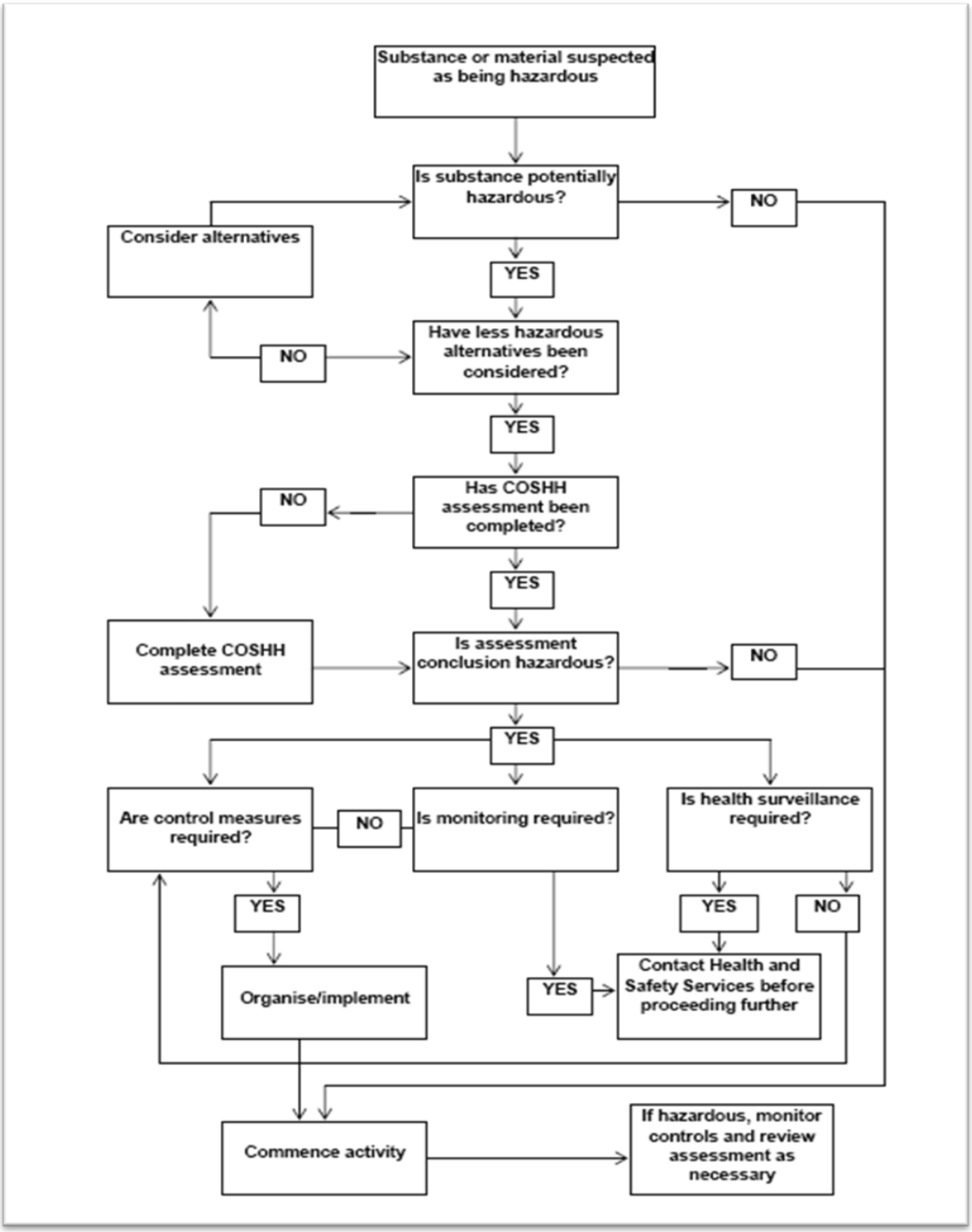
6. Housekeeping & Security

- The Construction Method Statement Layout (Ref No – STANCHRD-CM.02) highlights key areas to the site such as:
    1. Site Office / Compound
    2. Materials Storage
    3. On-site Parking for Construction and Contractors
    4. Temporary Compound to allow for access to and construction of permanent compound
- Security fencing consisting of 1.8m high welded mesh panels shall be provided.
- Appropriate H&S Signage will be placed around the construction site guiding traffic routes, giving warnings of hazards and potential dangers [such as "Danger: Keep Out" etc] and instructing conduct within the site boundaries [such as "Do not remove security fencing" / "Appropriate PPE must be worn…" etc].
- Mobile plant will be refuelled either off site or within a designated area on a hard standing. All hoses, pumps etc. to be checked regularly.
- Stockpiles on exposed ground will be prevented from generating pollution such as water run-off or dust
- Any contaminated material must be stockpiled on an impermeable surface, in a bunded area, at least 10m from a water course.
- Storage of any hazardous substances will be away from watercourses and drains in a contained, bunded area on an impermeable surface.
- Storage of all chemicals and hazardous substances will be away from areas where there is risk of damage from impact or collision e.g. site traffic.
- Any chemicals and hazardous substances are to be labelled, containers will be sealed when not in use and inspected regularly.
- Train staff in spill kits/emergency procedures.

- No fires on site.
- Considerate behaviour is expected of all site staff, including on the nearby highways.
- Storage facilities to be locked when not in use.
- Risk assessments and Method Statements (RAMS) from contractors will be scrutinised by the Site Manager and authorised before work commences to ensure the requirements above are understood, factored into working methods and adhered to.
- The compound must be illuminated with artificial lighting when daylight is not sufficient so that the work can be carried out in a safe and secure manner.
- The compound is to be illuminated with 2 no. 500w Tower lights (9m max height).
- The lighting is to be min. 25 Lux in light density.
- The lighting must not generate a glare, reflection or heat and will be focused on the construction compound areas only.
- Circulation areas are to be illuminated to support safe movement around the site.
- Most work will be carried out primarily in daylight hours, use for lighting of the site is expected to be minimal.
- Site staff will be encouraged to avoid energy wastage and switch off lighting when not required.
- Site staff waiting for the site to open in the morning are not to sit outside the site entrance with the engine idling and radio playing.

COSHH Control

The COSHH Control Flowchart will be followed by all site staff.



7. Site Rules

- Detailed below are the initial Site Rules for this development, which will be included in the safety, health and environmental induction. Details will also be displayed upon the site notice board. These Rules include but are not limited to:

1. All personnel must have a site induction before starting on site and a top up if away from site for 3 days or more.
2. Operatives must sign in and out every day.
3. Any work permits must be issued to site operatives before works start (i.e. hot, dig etc).
4. PPE is to be worn at all times (No matter where the operative is working i.e. At height etc).
5. Toilets to be used where provided and kept clean (not in plots).
6. Radios are to be kept to a reasonable noise level at all times and are not to disturb the neighbours or affect the H&S of the site. Site staff waiting for the site to open in the morning are not to have radios on in their vehicles.
7. Hours of work are between 0700-1900 Mon-Sat and not at any time on Sundays or public holidays. No works are to take place outside of these hours. Site notices informing site staff and all other operatives of agreed working hours will be displayed on site.
8. Deliveries & construction traffic to the site should avoid the prevailing highway peak hours which are generally between the hours of 8am-9am and 5pm-6pm.
9. Adjustments to scaffold are not to be carried out by anyone but the scaffolding contractor.
10. All works are to be carried out in accordance with the Castle Green H&S policies.
11. All works areas are to be left clean and tidy on completion of task and/or at the end of each working day.
12. No machinery or radios to be operated before 0800hrs each day.
13. If any operative fails to comply with any of the site rules they will be asked to leave the site
14. No operative will be permitted access to the site if found to be under the influence of drugs or alcohol – Castle Green operates a Zero Tolerance policy and anyone found to be under the influence, will immediately be dismissed from site.
15. Any accident or incident on-site, which requires medical treatment or time-off, should be reported immediately to the Site Manager.
16. Operatives must respect surrounding neighbours to the site and keep noise to a minimum; particularly when entering and leaving the site. There shall be no idling of engines in residential areas while waiting for the site to open. Any radios/entertainment devices should only be used at a level which will not cause undue disturbance to the neighbouring areas.
17. Each appointed Contractor will be required to ensure that the principles of these are included in their initial Construction Phase H&S Plan(s).

8. Health & Safety

It is the policy of Castle Green to strive to maintain the highest practically achievable standards of safety, occupational health and environmental protection.
Everyone on site is expected to co-operate in the development and implementation of this policy. Key aspects of this policy include:

- **Targets and Goals**

To complete the project on time, with no reportable injuries, ill health, or occupational disease.

- **Arrangements for Directing and Co-ordinating Subcontractors**

The safety management system operated will be implemented on the project. Procedures for the employment and control of subcontractors form part of this system and subcontractors are under a legal duty to comply with the requirements**.**

- **Identifying Risks to Contractors**

All contractors will be informed at the pre-commencement/start on site meeting about any risks to health and safety identified as arising from the project environment or construction work.

- **Selection of Contractors and Suppliers**

All subcontractors, self-employed or designers will be competent and will be required to make adequate provision for health and safety on this project. Contractors, self-employed or designers, will be assessed by the Construction Manager, Site Manager or Project Safety Manager, as necessary, to ensure they are competent and can allocate adequate resources to health and safety.
Suppliers of materials have a legal obligation under section 6 of the Health and Safety at Work Act and the Consumer Protection Act to provide adequate health and safety information on their products. No hazardous materials or substances will be brought on to site without the permission of the Site Manager. An assessment, as required by COSHH regulations, identifying the hazards, risks and necessary controls must be provided in writing to the Site Manager prior to commencement of work with a hazardous material or substance.
All machinery, plant or other equipment will be properly selected, used and maintained in accordance with the Provision and Use of Work Equipment Regulation. All persons who operate or control plant will be competent. Evidence of operator training and certification must be provided to the Project Safety Manager.
All electrical equipment will comply with the requirements of the Electricity at Work Regulations. Subcontractors will be required to provide Castle Green with evidence of the test status of equipment.

- **Communication and Co-operation**

Any matter that may have an effect on health and safety will be discussed and minuted. It will be the responsibility of each employer or employer's representative at the meeting to ensure that persons in their employ or under their control, who may be affected, are advised of such matters.
Castle Green will, each month, or other period as may be necessary, hold a project safety review meeting at which a subcontractor or representative will be required to attend to discuss and co-ordinate matters that may affect the health and safety objectives of this project.
The health and safety aspects of design work carried out during the construction phase of the project will be co-ordinated by the CDM Coordinator for the project. Subcontractors with design input must ensure that the Site Manager and CDM Coordinator are kept fully informed of all design matters. This item will be included within the agenda for the project progress meetings, design team meetings and project safety review meetings.

- **Activities with Risk to Health and Safety**

Where a significant risk is foreseeable, no work will proceed until a suitable and sufficient risk assessment, prepared in accordance with the requirements of the management of Health and Safety at Work Regulations, has been approved by the CDM coordinator. The information contained in the risk assessment will be made known to any person who may be affected by the risk.

- **Emergency Procedures**

A copy of the fire action plan for the project is to be displayed on the site notice board and other locations throughout the site, detailing the procedure to be followed in the event of a fire occurring on site. The requirements of the fire plan will be made known to all persons as part of the site induction training.

- **First Aid**

A first aid box, stocked to the standards required by the Health and Safety (First Aid) Regulations 1981, will be located in the site office. Subcontractors are under a duty to ensure compliance with the above regulations by ensuring that there are adequate and appropriate first aid provisions for their employees.

- **Accident Reporting**

All accidents resulting in either injury or damage, dangerous occurrences and 'near misses', must be reported to the Site Manager and, where considered necessary, will be investigated by Castle Green. Where appropriate, investigation may be carried out in conjunction with a subcontractor's Health and Safety Advisor.

9. Complaints Procedure

- Noise may be a key subject of complaint during the construction works close to the neighbouring residential area. Working hours, plant types, construction methods and noise mitigation measures may be subject to Section 61 consent. Liaison with the Local Authority may be required to develop mitigation measures.
- The Local Authority Environmental Health Team may also be a first point of contact by any residents affected by noise, dust or mud on the highway and may require to be kept appraised of progress, programme and upcoming phase of works that may give raise to disturbance in order that they can respond to complainants.
- Careful monitoring of complaints received, including recording details of the location of the affected party, time of the disturbance and nature. This is to assist with managing the works to reduce the likelihood of further complaints.
- It is important the Site Manager makes all contractors aware that members of the public or interested parties are able to make valid complaints about the construction works. Such complaints can provide a valuable feedback mechanism to which helps to reduce potential impacts on sensitive features and will also allow the construction techniques to be refined and improved.
- The Site Management team will endeavour to acknowledge any Complaint within 7 days with an investigation and outcome within 31 days.

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