

Application for approval of Condition 3 relating to planning consent 22/02481/FP dated the 19 April 2023

Condition 3

Demolition and Construction Method Statement Rev B

1. Public Contact

The contractor shall contact the immediate adjoining neighbours and introduce themselves. They will also be asked to contact the parish council chair person. They will identify the name and contact details for the on-site Contracts Manager who will be responsible for running the proposed works.

The contractor will be responsible for explaining what if any noise or dirt impacts may arise and the general programme of any particular stage of the works.

Whilst the construction proposals are small scale and largely domestic in nature the contractor will be responsible for keeping all neighbours 'on side' and reducing any adverse impact or disruption to an absolute minimum.

2. Hoardings and security

(i). Self supporting Heras galvanised security fencing 2000mm high shall be supplied and **installed to surround the construction site prior to any work being undertaken on the site. The site area will be agreed on site with the contractor, but will exclude the existing car park and pub which may be open and trading during the construction period. The building contractor will have a separate access through the adjoining meadow.** This will be locked with simple chain and padlock

Similarly tree protection fencing measures will be implemented in strict accordance with the Arboricultural recommendations based on the Heras fencing and scaffold support system.

All safety signage shall be provided and displayed in line with all CDM and HSE regulations, at the entrance to the site

It is not felt necessary to provide public viewing facilities

(ii). Erect as necessary on site fencing to protect areas of working and or any secure unsafe holes and excavation works

(iii). Erect as necessary temporary 2000mm high solid hoarding panels to the North boundary line to control dust and dirt should the need arise

(iv) No hoarding or safety signage shall be erected on the public highway

3. Deliveries and Access

Trade vehicles and material deliveries will use Mill Road only from the south accessed off the A507. The route from the north of Rushden is prohibited for all construction vehicles. Refer to the attached highway route map.

There is a possibility that the public house will open during the construction period for this extension. To these ends a new access, parking and holding area are to be created at the bottom of the meadow, see drawing MS/01C

On this basis there will no deliveries made via the existing public house car park and the customer traffic and construction works will be completely separated

3.1. A new holding area on the southern end of the site is to be created. This will allow for :

(i). The removal of the potential safety risk between construction vehicles and pub patrons using the pub car park

(ii). Limit any disruption and nuisance to adjoining neighbours, prohibit large vehicles turning on the existing car park and limit damage to the public highway.

(iii). Provide a safe and separate working environment for contractors and the public at all times

(iv). Create an easier on site turn for the larger vehicles, with better sight lines into and out of the designated compound area

(v). All loading and unloading of materials will take place within the designated contractors site and under normal CDM regulations and control.

(vi) All vehicles will turn within the site compound and leave in a forward gear only

Materials will be delivered by lorries with pneumatic lifting arms which will be hoisted into the adjacent stored materials area.

A banksman will be used throughout the contract where any large bulk handling vehicles enter and egress the site to ensure the safe use of the public highway by all road users at all times.

The existing services for power, water and foul drainage into the site will be reused and the need to provide new connections into the public highways and or outside of the designated site area will be unnecessary. No road works are intended and no roads will need to be closed and or diverted

4. Visibility splays

The visibility splays are good, but any existing overgrown hedges on the road side which do limit views particularly on the south of the entrance area are to be trimmed back if appropriate

5. Cleaning and maintaining the public highway

All heavy good vehicles when making deliveries or collecting demolition material will remain on the existing hardcore car park surface. This surface will be maintained in a clean state at all times.

Should any vehicle become dirtied then the vehicles wheels will be thoroughly washed prior to leaving the site.

The public highway will be thoroughly hosed down and brushed away should in the unlikely event of any mud being trafficked onto the highway. All muddy material will be collected and removed off the road and not allowed to enter the surface water drain.

6. Parking

The Moon and Stars may undertake trading for the duration or part of the construction programme. The existing car park area and its new overflow space will be created at the very beginning of the construction programme to ensure adequate parking for the pub's customers. **Heras fencing will be erected around this parking area to contain the public within their safe area**

New parking spaces will be provided in the temporary storage compound and site construction areas and made available for building contractor parking and the storage of materials.

Construction vehicles are prohibited from reversing onto the public highway and suitable on site turning space will be provided at all times.

All contractors vehicles will park on site and in the designated car parking areas.

No parking on the public highway for all construction staff and contractor's vehicles is permissible.

7. Site set-up and access

A generic site office, welfare and toilets will be provided on site.

The site office will be clearly visible and signage will direct all visitors to the office

A signing in log will be used to identify visitors to the site

All visitors as indeed all operatives will wear yellow safety vest, 'toe-tector' shoes or boots and hard hats all times

8. Dirt and dust

Every practical effort to reduce noise and dust and its spread to adjoining properties is to be made on a continued basis as the project work progresses. The spread of dirt and dust to neighbouring properties is to be limited and reduced as much as practically possible.

The new building works to both the alterations to the existing public house and the new build extension are largely dry timber framed constructions with limited 'wet works'

The reality is that the construction proposals are relatively modest. The creation of dust will be limited principally to the excavation works and formation of the ground slab. The escape of

dirt and dust from the site will be easily controlled by spraying dry surfaces with water and the careful control of the actual digger and operatives.

9 Demolitions

The demolition work on this site is very limited and consists of one small outhouse building constructed in brickwork. This work will take a maximum of 2 days in its entirety.

This work will be undertaken by hand and as such will reduce the generation of dust, dirt and noise to an absolute minimum

The building shall be sheeted and temporarily wrapped on scaffold depending on wind conditions and the exact weather conditions on the given days.

The site shall be monitored constantly when dust generating activities are being undertaken. Work shall cease if excessive dust is being blown to adjoining properties at any point in time. The additional solid hoarding protection measures will be used prior to any work recommencing.

Water hoses either fixed spray heads or manually controlled will be used to dampen any loose dusting material if working in exceptional dry conditions

10. Recycling

All demolition and construction works will automatically have waste material separated. The direct recycling of concrete and brick material on site for reuse will be too dirty and noisy for adjoining properties. As such these reusable materials will be removed from site, crushed / broken down, recycled perhaps as controlled rubble and redelivered to site for reuse.

All timber, metal, plastic and plasterboard will automatically have their own dedicated skips for recycling purposes.

11. Working Hours

Construction hours of operation are already defined by Condition 4.

Site working will be limited Monday to Friday 8.00am to 6pm, but will operate largely only until 5.00pm.

At this stage it is not envisaged that the site will be operational on Saturdays.

Large deliveries will be limited from 9.00am to 3.00pm to coincide with better daylight during the winter period and less disruption to the public and other users of Mill Road

No working on site is permissible on a Sunday

12. Noise

High noise levels will be limited as far as possible. There is no piling and foundation excavations will be limited to a single mechanical excavator digger with a maximum of two 'dumper' type low load carriers to transport the excavated material to the earth bunded area surrounding the PV's.

The new car park space is a 'no excavation' design.

The erection of the timber superstructure and cladding will produce normal levels of noise associated with a small domestic building site. Small trades gangs will erect largely pre-finished components in a largely dirt free environment.

The use of radios is banned on the site

The works are essentially domestic in nature and no unduly extreme noise levels will be generated on site. All areas of work are small scale and limited to the physical restrictions on the site as well as the scale of the proposals. The construction programme is short and all works are anticipated to take approximately 20 weeks.

The solid hoarding at the northern boundary line position will help to reduce noise transmission across to adjoining properties should they be needed.

13. High noise levels

In the unlikely event of any extremely high noise levels being generated they should be anticipated and will be programmed into the works.

These works shall be undertaken from say 9.00am to 3.00pm and for a maximum duration of 3 hours on any one day

The neighbouring property holders shall be suitably advised in good time and a log maintained recording any complaints. The operations should cease if a complaint is raised. The matter should be discussed with the neighbour and revised construction methodology sort or additional sound protective measures undertaken or the duration period reduced to reduce the sound impact to neighbouring households, all to the agreement of any neighbour.

Neighbours should be consulted and agreement reached at all times for any given noisy activity that is to be undertaken.

However it is not envisaged that the site will operate excessively noisy activities or that the density and duration of multiply construction tasks will raise the ambient noise levels at the site's boundary to high or disruptive levels.

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