

---

Residential Dwelling  
Land at Greenhaugh  
Northumberland  
NE48 1LY

Project No  
Date  
Filed In

1139  
16-11-2019  
F/Planning

Construction Method Statement on behalf of Mr & Mrs Rapier

---

OUR REF: 1139\_20191125/F3

### **Land south of Greenhaugh School, NE48 1LY**

**November 2019**

#### **Planning Reference:**

**19NP0022** (Approved 2<sup>nd</sup> August 2019)

Description: Construction of detached dwelling and garage and associated access at land South of Greenhaugh School, Greenhaugh, Tasset, Hexham, Northumberland, NE48 1LY

The application seeks to discharge or provide information in compliance with the information for condition 7 worded:

*Development shall not commence until a Construction Method Statement, together with supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement and plan shall, where applicable, provide for:*

- *Details of temporary traffic management measures, temporary access, routes and vehicles;*
- *Vehicle cleaning facilities;*
- *The parking of site operatives and vehicles;*
- *Storage of plant and materials used in constructing the development;*

**Reason:** *To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.*

Attached plan Ref 1139 CMP [9] 001 Construction Management Plan shows the proposed contractors plans for the development. The approved plan illustrates:

1. Storage area for all topsoil,
2. Site operative and visitor parking approx. 10no vehicles,
3. Site Managers office,
4. Compound/security fence,
5. Secure containers for plant,
6. Material delivery and laydown are and materials storage areas,
7. Wheel washing facility location for vehicles leaving the site when required,

Continued...



ARCHITECTURE

The Dust Action Plan has been completed in accordance with the Guidance on the assessment of dust from demolition and construction. Dated January 2014 by the Institute of Air Quality Management.

[http://iaqm.co.uk/wp-content/uploads/guidance/iaqm\\_guidance\\_report\\_draft1.4.pdf](http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf)

Address	Construction of detached dwelling and garage and associated access at land South of Greenhaugh School
Duration of Project	Start Date: January / February 2020 End Date: June / July 2020 22-26 Weeks
Client	Mr & Mrs Rapier
Contractor's Site Manager	TBC

## CONTENTS

- 1.0 Background
- 2.0 Project Information
- 3.0 Distribution and Review
- 4.0 Potential Receptors That May Be Affected by Dust Emissions from the Site
- 5.0 Potential Dust Generating Activities at the Site
- 6.0 Dust Prevention Measures
- 7.0 Dust Emission Response Measures
- 8.0 Complaints

### 1. Background

The purpose of the Dust Management Plan is to identify dust sources at the site, and to outline the control measures to mitigate dust during the development. The Dust Action Plan sets out three priorities:

1. Consideration of all the potential dust producing activities at this site, including during the construction phase(s);
2. Identification of the receptors that may be impacted;
3. The mitigation measures to minimise the risk of impacting receptors;

The site susceptibility to create dust during construction is considered to be 'Medium'. The medium rating is considered accurate due to the potential impacts which may be expected during the construction phase.

### 2. PROJECT INFORMATION

The proposed scheme is for 1 detached dwelling, associated garage, garden, car parking and access road. The proposal will also include drainage infrastructure and limited landscaping works as approved.

### 3. DISTRIBUTION & REVIEW

This Dust Management Plan will be kept on site at all times once construction begins. The plan will be the responsibility of the Project Manager and will be made available to the contractors at all times. It will also form part of the overall briefing for all contractors that will work on the site during the construction phase. Each of the contractors on site will have copies of the Dust Action Plan provided to them to ensure they are briefed on the plan.



ARCHITECTURE

The controlled copy of this Dust Management Plan is held by:

Name	Position	Company
Oliver Currie	Project Architect	33 Architecture
Mr Martin Rapier	Client	N/A
Daniel Oliver	Site Manager	Spitfire

The Dust Action Plan shall be reviewed as required to ensure that it reflects the progress of the project. The reviews will be documented and implemented as required to ensure that the measures are being implemented effectively.

Date	Name	Nature of Changes	Signed

Continued....

#### 4. POTENTIAL RECEPTORS THAT MAY BE IMPACTED BY DUST FROM THE SITE

Receptor, Name (if appropriate) and Location	Expected Duration
<ul style="list-style-type: none"> <li>Visitors to the offices and site during working hours, generally for short periods only.</li> </ul>	<ul style="list-style-type: none"> <li>Temporary during the construction phase only.</li> <li>08:00 to 18:00 Monday to Friday and 08:00 to 13:00 Saturday.</li> <li>Temporary only during adverse weather conditions.</li> </ul>
<ul style="list-style-type: none"> <li>Contractors involved in construction works at the site.</li> </ul>	
<ul style="list-style-type: none"> <li>Client and exiting adjacent residential properties.</li> </ul>	
<ul style="list-style-type: none"> <li>Traffic users on surrounding roads</li> </ul>	
<ul style="list-style-type: none"> <li>Pedestrians on adjacent footpaths</li> </ul>	

#### 5. POTENTIAL DUST GENERATING ACTIVITIES AT THE SITE

The development has potential to generate dust through a number of activities. These include:

Activity and Source of Dust	Construction Activity
Earthworks – Stripping and levelling soil profiles to create profile for site.	The working area is limited to the northern area of the site where the proposed structures are to be built. Working hours will be 08:00 to 18:00 hours Monday to Friday and 08:00 to 13:00 Saturday.
Removal of vegetation, Ground levelling, excavations, trenching and earthmoving	Preparation for construction of buildings, drainage system, access roads to adopted highway and ground work for hard standing areas.
Construction of dwelling, garden areas, boundary treatments, site drainage system, hard standing area, driveway, footpaths and roadways.	To include tipping and spreading of materials within the site, concrete tipping and levelling; bulk storage of construction materials, use and movement of all plant.
Material sizing, including, Concrete, blocks, paving slabs, stone, kerbs and other such materials.	The majority of materials will be delivered to specified sizes. This practice ensures that only limited cutting of materials to size for final fitting and installation will be required.
Tracking of mud and debris within and from site	Removal of all dirt and debris including mud from the construction site to the adopted highway.
Removal of waste general site clean-up, removal of construction plant and infrastructure.	On completion of construction the site will be cleared and made tidy. Dust generation will be minimal and primarily created from travel movements and dust sweeping activities, which will be mitigated by dust suppression.



ARCHITECTURE

**6.0 DUST PREVENTION MEASURES**

The following tables summarise the mitigation measures that will be carried out to prevent dust emissions during construction activities.

Emissions to Air		
Location	Site operation	Prevention Measures
Site	Use of Plant	<ul style="list-style-type: none"> <li>Maintained plant in accordance with manufactures guidance, with daily checks.</li> </ul>

Dust		
Location	Site Operation	Prevention Measures
Site	Earthworks	<ul style="list-style-type: none"> <li>Soils only to be removed when working on the area as required, to maintain a sealed surface for as long as practicable.</li> <li>Ensure prompted replanting/seeding of earthworks and exposed soils to stabilise and seal the surface as soon as practicable.</li> </ul>
Site	Construction	<ul style="list-style-type: none"> <li>Ensure all aggregates are stored in bunded areas and drying out is avoided, unless required for a specific process/operation.</li> <li>Seal and store fine powder materials to prevent dust escape e.g. closing cement / plaster bags, plaster board and insulation materials.</li> </ul>
Site/Public Highway	Tracking of Dirt/Mud	<ul style="list-style-type: none"> <li>As appropriate ensure all vehicles leaving site are fully sheeted.</li> <li>No materials shall be kept in open topped vehicles outside of the construction times of the site.</li> <li>Dry sweeping of large areas will be avoided; preventative measures will be used to reduce the necessity for sweeping.</li> <li>Bulk storage of materials will be located in designated areas on site and a "just-in-time" delivery system will be adopted</li> <li>A cleaning area will be maintained during construction hours to ensure that vehicles on site will have full use of cleaning equipment</li> <li>As delivery vehicles leave site, they will be checked by a designated. Debris or mud will be removed to ensure vehicles are cleaned as reasonably practicable to enter the adopted highway.</li> <li>A mechanical road brush will maintain the general cleanliness of the access roads and holding areas.</li> <li>Any surface water runoff from the site to the public highway or public areas will be mitigated.</li> </ul>
Site	Good Practice.	<ul style="list-style-type: none"> <li>Ensure all site traffic speeds are kept below 10 mph.</li> <li>Bulk cement and other fine powder materials will be delivered in enclosed tankers as practicable.</li> <li>Daily check of site activities by designated operative.</li> <li>Dust and associated activities will be dampened as and when necessary particularly during dry spells.</li> <li>Appropriate fencing to enclose individual dust generating activities (long term and short term) as required. To be assessed by the Site Manager.</li> <li>Dry sweeping hard standing areas will be avoided during windy conditions.</li> <li>During dry and windy weather, areas will be dampened down</li> </ul>

		<p>to reduce windblown dust.</p> <ul style="list-style-type: none"> <li>• Storage piles of bulk materials including soils will be covered and anchored in a manner that prevents the cover being removed by wind action.</li> <li>• Visual checks on wheels and body of vehicles leaving site to prevent mud (and then dust) being carried off site.</li> <li>• No idling of construction traffic, plant or other vehicles.</li> <li>• Training for all construction and operational staff including tool-box talks on prevention of emissions from the site before construction works begin.</li> <li>• Recording of all dust complaints in order to identify causes and take appropriate measures to reduce emissions to acceptable levels.</li> <li>• An Environmental log-book or hard copy diary will be kept on-site to record: visual checks, plant maintenance checks, daily weather information, date, time, road sweeper times, complaints and any information regarding additional dust mitigation taken that differs from day to day operation. The log-book will be available to the Local Authority upon request.</li> <li>• No fires</li> </ul>
--	--	--

## 7 DUST RESPONSE MEASURES

Should the Dust Action Plan not prevent significant dust emissions, the following measures are in place to ensure that additional measures are enhanced and adequately controlled to the satisfaction of the Local Planning Authority.

Emissions to Air		
Location	Site operation	Response Measures
Site Wide	Plant Usage	<ul style="list-style-type: none"> <li>• Relevant item of plant shall be stopped immediately</li> <li>• A fitter shall be called to inspect the item of plant.</li> <li>• All worked to be carried out in accordance with manufacturers guidance</li> </ul>

Dust Emissions		
Location	Site operation	Response Measures
Site	<p>Various</p> <p>Site Management.</p>	<ul style="list-style-type: none"> <li>• Daily visual checks and additional checks during adverse dust generating conditions.</li> <li>• Increased dust suppression using water/bowsers in adverse dust generation conditions.</li> <li>• Temporary Suspension or stopping of operations/activities until the conditions have subsided.</li> <li>• Provision of Personal Protective Equipment (PPE) to operators in the events that dust emissions are accidentally generated.</li> <li>• Ensuring personnel and operatives are advised of their roles to minimise the generation of dust.</li> <li>• Review the performance of the operatives and efficiency of dust reduction measures.</li> <li>• Ensure that records are maintained.</li> <li>• Ensure that all equipment is maintained and used in accordance with manufacturers guidance.</li> <li>• Liaise and respond to all external complaints in a timely manner and resolve as appropriate.</li> </ul>



ARCHITECTURE

## **8. COMPLAINTS**

In the event that any complaints are received regarding dust, details of the complaint will be logged in the environmental log-book and potential sources or occurrences on site will be investigated. Records of all complaints and remedial action will be held on site within the dedicated log book. In the event that the primary dust control measures fail or are insufficient during conditions of high wind and dust is visibly being transported off site, works shall be suspended until a time when wind conditions lessen or the dust control measures adequately stop dust transportation off site. The results of the complaint investigation and the measures taken to resolve the complaint will be made available to the Local Authority upon request.

Prepared for and on behalf of Mr and Mrs Rapier  
info@33architecture.com