



Edgehill Park Phase 3b, Whitehaven

Construction Method Statement

September 2022

1. Introduction

Conditions 29 and 31 of 4/13/2235/001, which is the outline planning approval for Phase 3b of the Edgehill Park Phase 3 development state:

Condition 29:

No development, shall take place 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 include.

- the means of access for demolition and construction traffic;
- the loading and unloading of plant and materials;
- The storage of plants and materials used in constructing, the development measures to prevent silt and other contaminants entering surface water drains; and
- a scheme for recycling/disposing of waste resulting from demolition and construction works.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Condition 31:

Prior to the commencement of the development in any phase, a scheme of on-site noise mitigation measures for that phase shall be submitted to, and approved in writing, by the LPA. The development shall be carried out fully in accordance with the approved details unless otherwise agreed in writing beforehand by the LPA.

- 1.1 This document should be read alongside the Story Homes drawing Construction Management Plan (drawing number 20099.90.9.CMP).

2. Site Location

- 2.1 The Site is situated in the administrative boundary of Copeland Borough Council, to the North of Edgehill Park Phase 2 (also referred to as planning phases 3 and 4) which is currently being constructed. The site is approximately 2.5km South from Whitehaven town centre.

3. Traffic Management

- 3.1 All traffic will access the Site from the construction access on High Road, Whitehaven

- 3.2 The compound currently serving Edgehill Park Phase 3a will continue to be utilised for Phase 3b. It will include a dedicated zone for delivery vehicles to load and unload prior to leaving the Site. A dedicated car park for contractors and site visitors will also be provided. All Site plant will be parked overnight within the compound and shall be immobilised.
- 3.3 Entrance gates will be provided at the entrance of the compound to safely secure this area when the Site is closed.

4. Noise and Vibration

- 4.1 The site manager will monitor noise levels at key boundary locations as and when required. If there are concerns that noise levels will impact on neighbouring properties, then temporary noise screening structure and the use of silenced plant equipment will be considered and implemented accordingly.
- 4.2 The site manager will monitor noise generated by the Site throughout the day to ensure no unnecessary nuisance is experienced by neighbours (such as shouting, bad language, radios etc). Story Homes in house regional HSE advisors and the allocated site production manager will also regularly monitor compliance with this requirement.
- 4.3 Generally, audible warning systems necessary for health and safety reasons shall be set to the minimum setting (if they are adjustable).
- 4.4 There are no operations that create excessive vibration as part of the construction of Phase 3 because the foundation design strategy will be strip and trench.
- 4.5 In the event of a complaint being received, the site manager will be responsible for following the complaint through to resolution and initiating any necessary corrective action.

5. Dust and Dirt Management

- 5.1 The site manager will monitor dust and dirt levels at key boundary locations as and when required.
- 5.2 If there are concerns that that dust and dirt levels will impact on neighbouring properties, then water suppression will be employed. This will be carried out by a water bowser spray tank system that will be manoeuvred throughout the site in dry periods by telehandler and other plant equipment. Frequency of use will be determined by the site manager.
- 5.3 Haul roads shall initially be constructed in hardcore/crushed material construction. They will be sprayed by water dower in dry periods to minimise dust.
- 5.4 To minimise dirt from leaving the Site a pressure washer will be available at the site compound to enable the wheel wash of all associated construction vehicles. The availability of a pressure washer and site use will be monitored by the site manager. Wheel washing will be carried out manually and will help prevent public highways from getting soiled. In the event a highway does become soiled, the road sweeper will be called to clean the roads as soon as possible.
- 5.5 All vehicles will enter and exit the Site via the access gate throughout the construction.

- 5.6 Materials shall be stored within the compound materials lay area. To reduce potential for airborne dust from the materials, monitoring shall take place with mitigation response where necessary.
- 5.7 The site manager shall monitor dust production at regular intervals during the day in accordance with changing weather conditions.
- 5.8 The internal roads within the site and compound will be cleaned using a road sweeper on a twice weekly basis. During the winter months this will be increased as required. Following incidences of severe weather of site-specific operations additional cleaning will take place if required.
- 5.9 Any HGVs taking spoil to/from the site will be fitted with sheets before leaving site to prevent spillage or deposit any of the materials on the highway.

6. Waste Management

- 6.1 There shall be no burned waste and all waste will be stored in skips.
- 6.2 All best endeavours will be made to reduce waste by re-using off cuts, for instance timber and plasterboard.
- 6.3 Clearly marked recycling containers will be available for items unsuitable to be reused.
- 6.4 Vermin control will be monitored by the site manager, and any signs of vermin will be dealt with accordingly.

7. Silt Management

- 7.1 The surface water management plan (drawing number 20099.90.9.SWMP) provides details of how silt and surface water runoff will be managed during the construction phase.
- 7.2 A V ditch and silt fence will be installed around the perimeter of the construction Site. A series of filter drains will also be installed at various locations within the Site and temporary settling ponds will be installed to catch surface water run off at key locations at the edge of the Site.
- 7.3 These measures shall protect any surface water drains in the vicinity of the Site from surface water runoff.
- 7.4 A silt buster will not be used on the site during construction.
- 7.5 De-silted water will be discharged through the settlement ponds into the phase 2 drainage network.

8. Working Times and Deliveries

- 8.1 In accordance with Condition 30 of 4/13/2235/O01 (the outline planning approval), construction work will not take place outside the hours of 7.30am to 6.00pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays and at no time on Sundays, Bank, or public holidays, unless otherwise agreed by Copeland Borough Council.
- 8.2 For avoidance of doubt, these times will exclude site operatives arriving and departing from the Site at the start and end of the working day and use of compound and welfare facilities. They also exclude the use of the street cleaner on roads within the Site.
- 8.3 Story Homes shall endeavour to ensure that all deliveries to the Site are limited to the working hours and will work with contractors and suppliers to ensure where possible sufficient spacing of time between separate deliveries so that any delays (i.e., caused by vehicles getting stuck in traffic or lengthy loading/unloading) will not impact on the surrounding highway network.

9. Communications and Complaints

- 9.1 Any concerns about the Site should be directed to the site manager in the first instance.