

T. G. SOWERBY DEVELOPMENTS LTD

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Re-Development of Ashby Market Site, 2023 – 24

Method Statement for Provision of a Wheel-Cleaning Facility

1. Introduction & Background

In January 2023, Ongo Homes received Planning Permission to redevelop the former Ashby Market site on Ashby High Street, Scunthorpe. Condition No. 9 of the conditions attached to this permission, requires wheel cleaning facilities for the site to be put in place, in accordance with a written and approved method statement:

“Works shall not commence on site until wheel cleaning facilities, in accordance with details to be submitted to and approved in writing by the local planning authority, have been provided within the curtilage of the site, and this facility shall be retained for the duration of the works”

2. Proposal

The site is bounded on all sides by tarmac access roads and a new access road (accessed from School Road) will be used to access the site (see Traffic Management Plan).

It is therefore proposed that vehicles will utilise the new access off School Road to come onto the site and will keep to the tarmac areas – which will be kept as free from dirt as is reasonably practicable. In this way, the likelihood of them tracking dirt onto the public highway should be substantially reduced.

It is inevitable that some vehicles and plant (Excavators, Telehandlers and the like) will get mud on their wheels due to the nature of their works on site. In these instances, prior to leaving site they will park up adjacent to the hard surface within the site boundary, where their wheels will be power-washed by hand. A water standpipe will be installed in this area to allow for wheel washing to be carried out. The driver will then move his vehicle onto the hard surface.

3. Inspection & Leaving Site

Once on the hard surface, the Site Manager will inspect the wheels of the vehicle. If the wheels have been cleaned to the satisfaction of the Site Manager, he/she will then authorise the vehicle to leave site. Otherwise, the wheels will be washed again.

The road will be inspected each time a vehicle leaves and any mud that is left will be cleaned by hand.

The Site will have a logbook to record Complaints and Compliments, any complaints (or compliments) regarding mud on the road that are reported to site will be recorded here.

This Method Statement will be reviewed as works proceed.

