Construction Method Statement

CARE HOME FOR OLDER PEOPLE, FORMER EATON HOUSE, BUXTON ROAD, LEEK

LNT Construction Ltd
Helios 47
Leeds
LS25 2DY
Tel: 0113-385-3858

Date: September 2019

Background Information	
Company details	**LNT Construction**
Site address	**Buxton Road** **Leek** **ST13 6EQ**
Contact Names	**Tracey Spencer (Planning Manager)** **Tel: 0113 385 3567** **Tim Blakeley (Regional Director)** **Tel: 07809547805**

INTRODUCTION

The following information is provided in the form of a Construction Method Statement as a requirement of the planning permission Ref No: SMD/2018/0674 Condition No. 15 and illustrated in the attached Site Set Up Plan (Drawing No. ST13 6EQ-B-06).

The condition states –

No development including demolition and site clearance 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 provide for:

i) a site compound with associated temporary buildings:
ii) the parking of vehicles of site operatives and visitors;
iii) loading and unloading of plant and materials;
iv) storage of plant and materials used in constructing the development;
v) wheel wash facilities and details for ensuring that no mud, debris or deleterious material is deposited on the highway

COMMENCEMENT AND COMPLETION DATES

The proposed redevelopment of this site was granted planning permission on 19th June 2019. The development/construction work is due to commence November 2019.

A 52 week build programme is envisaged with completion and first occupation of the project scheduled for approximately 12 months/1 year, after development commences.

HOURS OF OPERATION FOR CONSTRUCTION WORK

The proposed general site working hours –

Monday to Friday – 8.00 – 18.00
Saturday – 8.00 – 13.00
No works on a Sunday or Bank Holiday.

This means that no operations will be carried out on the site audible at the site boundaries outside of these hours.

At the discretion of the Site Manager, some out-of-hours working may be allowed but this will be limited to activities that will not be audible at the site boundaries.

Any operations/activities carried out beyond these hours and that are audible at the site boundary, will only be in emergency circumstances.

DETAILS OF SITE COMPOUNDS, STORAGE OF PLANT AND MATERIALS

The location of the site compound/cabins and welfare facilities and areas for storage of plant and materials are indicated on the attached Site Set Up Plan (Drawing No. ST13 6EQ-B-06).

PARKING OF VEHICLES OF SITE OPERATIVES AND VISITORS

The existing vehicular access will be used during construction to allow deliveries into the site from Buxton Road. Parking and circulation areas will be implemented as part of the first phase of the development works on this site.

A staff parking area will be provided next to the site compound. This will provide on-site parking for site operatives and visitors from the start of the development. This should ensure a good consolidated surface and minimise the potential for transference mud/dirt onto the public highway.

LOADING AND UNLOADING OF PLANT AND MATERIALS

All materials and equipment will be delivered via the main access and will be off-loaded on-site from the area indicated as materials store on the Site Set Up Plan.

Off-loading of deliveries will be managed to ensure that there is no more than one delivery waiting to be off-loaded at any one time.

PHASING OF THE CONSTRUCTION TRAFFIC

There are no requirements for any temporary vehicle or pedestrian routes to be formed into site, the existing site entrance from Buxton Road can be utilised by both vehicles and pedestrians.

No large vehicle movements will be allowed to site before 08.00.

STORAGE OF PLANT AND MATERIALS USED IN CONSTRUCTING THE DEVELOPMENT

Storage areas for plant and materials to be used in the construction of the approved development are indicated on the attached Site Set Up Plan.

WHEEL WASH FACILITIES

Wheel wash facilities will be maintained on-site for the duration of the works. These will be situated next to the site entrance/exit and will be conducted by means of a manually operated pressure washer.

All vehicles leaving the site will be required to stop at a designated location, while operatives clean the wheels, underside and axles of the vehicle.

In the event that any mud/slurry being carried beyond the wheel wash area and onto the public highway a road sweeper will be immediately commissioned in order to clear any debris.

This can be managed by the Site Manager, who can be contacted via the telephone numbers included in the information section of this document, if necessary.

MEASURES TO CONTROL DUST AND NOISE

The adoption of reasonable working hours should minimise any disturbance to neighbouring residents and other adjoining land users from our on-site activities.

Noisy activities such as use of diesel powered electrical generators; plant and machinery will be restricted to within these hours and generally restricted to minimal and reasonable duration.

The use of temporary electrical generators will be restricted and a temporary mains electrical supply organised, as soon as possible, following commencement of works on-site.

An electrically operated remote controlled tower crane will be used to limit the need for potentially noisy movement of materials by way of vehicles or other mechanical equipment.

Deliveries to the site and removal of materials and/or waste will only be permitted to occur during the specified working hours to ensure noise and disturbance is minimized.

Dust generating activities will be minimised but where necessary, carried out within restricted environments. Dust suppression techniques will be utilised, when potentially dusty activities are to take place.

The principal technique to be used to suppress dust will comprise dousing with water from a portable bowser made available on site, at all relevant times.

These arrangements will ensure that dust and dirt generation are restricted and that any dust or dirt created is suppressed and dealt with immediately.

ACCESS FOR CONSTRUCTION TRAFFIC

Only authorised plant and vehicles will be allowed on site. All contractors vehicles/plant will be parked in the clearly defined areas indicated on the Site Set Up Plan and all contractors will be given prior notification of this, as part of their Site Induction.

Delivery of materials will be coordinated to minimise disruption within the local area. The Site Manager will have responsibility for coordinating and managing this aspect of the contract. A dedicated Vehicle Marshall/Banksman will guide/control all material deliveries in/out of the site.

To maintain site security the double gates providing access to the site will be closed at all times unless access/egress is required for vehicles.

Pedestrians will enter through the combined vehicle and pedestrian access gate. On-site personnel will be made aware that vehicles will be allowed to enter the construction areas. Due regard of potential vehicle movement will be taken at all times and pedestrians will have right of way.

A SCHEME FOR RECYCLING/DISPOSING OF WASTE RESULTING FROM DEMOLITION AND CONSTRUCTION WORKS

A Site Waste Management Plan has been formulated for the construction phase of the development that aims to minimize the amount of waste generated.

This also seeks to offer for re-cycling, any waste generated in the form of excess or remnant building materials; cardboard and plastic packaging.