



24-22-b3-XX-XX-RP-A-0003

Construction Method Statement

New Dwelling

Land adjacent: 9 Blythe Road,
Forsbrook, Stoke-on-Trent,
ST11 9BU

Approval of details reserved by a condition (discharge) for: Proposed New Detached dwelling (SMD/2021/0814)

PP-13298266

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1.0 The Development

1.1 Introduction

Full planning permission was granted for the erection of a new dwelling 15-03-2023 under application number SMD/2021/0814. This 'Construction Method Statement' has been prepared by the Agent; B3architectural, in collaboration with the Applicants / Project Manager.

The Applicant is 'Bloor & Finlayson Construction Ltd.' who will act as the 'Principal Contractor' under the CDM Construction (Design and Management) Regulations 2015. Under CDM 2015 B3architectural will assume the 'Principal Designer' role.

1.2 Purpose

The purpose of the document is to provide details in relation to Condition 10 of the approval. This states: *"The development hereby permitted shall not take place until a Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority."*

The Construction Method statement should include the following details:

1. *A scheme to minimise dust emissions arising from demolition/construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development.*
2. *A scheme for recycling/disposal of waste resulting from the demolition/construction works;*
3. *The responsible person (e.g. site manager / office) who could be contacted in the event of complaint;*
4. *Any waste material associated with the construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.*

Once approved, all relevant activities on the site should be carried out in accordance with Construction and Environmental Method Statement throughout the course of the development. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.

This is submitted to 'Staffordshire Moorlands District Council' (SMDC) as application for 'Approval of details reserved by a condition (discharge)'.

1.3 Location & Site

National Grid Ref: SJ 96302 41429

Easting (X): 396302

Northing (Y): 341429

The application site is within the village of Forsbrook, Forsbrook is a village in Staffordshire, around three miles southwest of Cheadle and situated on the edge of the Staffordshire Moorlands.

The Site is accessed from Blythe Road, a minor cul-de-sac accessed from Trent Road. This is an adopted road of circa 4.6m width suitable for two way traffic. The road has a 'turning head' and there are no weight restrictions.

The applicants are the owners of all land within the Red Edged boundary (below), and there are no agricultural tenants. The application site (edged Red) equates to 386m².



Figure 1: Location Plan (NTS)

1.4 Proposal

The approval notice describes the proposal as "Proposed New Detached house with attached garage". Although a 'Variation' application has been submitted to alter aspects of the design.



Figure 2: Extract from Proposed Block Plan by 'B3architectural'.

The Site is sloping (away from the Highway) and there is proposed a large driveway area to the front of the site (more than 110m²), this can provide adequate space for un-loading of materials / short term storage.

2.0 Construction Method Statement

2.1 Site Setup

The Site will be secured using 2m Height Security Fencing to the frontage. This will feature a 'Sign' with the details of the Principal Contractor, Principal Designer and the person) who could be contacted in the event of complaint; this will be as follows:

BLOOR & FINLAYSON CONSTRUCTION LTD.			
Principal Contractor	Chris Bloor	(Bloor's Construction & Plant Ltd.)	07718 625382
Principal Designer	Bruce Johnson	(B3architectural)	01270 350076

The above is a requirement of Condition 10 from SMDC.

As mentioned in Section 1.4 the Site benefits from a large (sloping) area to the front of the site, until a smooth hardstanding is created this area will not be suitable for parking provision, however, it does provide a large area for the un-loading and storage of materials.

As result the security fencing utilised needs to be removable / adaptable during working hours. For that reason, Galvanised metal (anti-climb) fencing will be used to secure the site. This will allow visibility through and can be quickly adapted when deliveries arrive.

Proposed Fence Specification:

- Fence Panel: 3.5m (W) x 2m (H).
- 2 No. Anti-Tamper Fencing Clips per connection to resist unauthorised access.
- Galvanised steel finish for durability.
- "Round-top" design and "Anti-climb" mesh for safety and security.
- Rubber Fence Feet to stabilise Fence Panels: 720mm (L) x 190mm (W) x 120mm (D).
- Conforms to HSG 151

"Manufactured from heavy-duty galvanised steel the anti-climb temporary fencing panel is designed to provide a fast, effective, and good-value temporary site perimeter. Each panel is 3.5m wide and 2m tall and requires Fence Feet to stand. Fencing Clips are also available to connect panels together. Temporary fencing is also robust and highly reusable. Ideal for construction sites, events, and a variety of other locations".



Figure 3: Example of Temporary Site Fencing to be used from 'Tradefence'.

2.2 Parking Facilities

During construction it is expected that parking may be required for 1-3 cars/vans used by Contractors. This would be temporary during the construction process and the exact amount of parking will vary. It is therefore proposed that this parking is provided on the road outside the application site as per the below image.



Figure 4: Temporary Parking can be provided outside the site for the duration of the project.

2.3 Routing of HGV to / from site

The application site is Blythe Road, this is a two way cul-de-sac road which has a 'turning head', however, larger vehicles would be best to reverse up this road. From 'Trent Road' the reversing distance would be circa 52m.

A 'Banksman' will be provided behind vehicles when carrying out all large deliveries / manoeuvres. This will reduce the likelihood of an accident / collision occurring.

Given the scale of the development it is not anticipated that a vehicle exceeding 12-Tonne will be required to install materials, for waste removal, or for deliveries. The largest vehicles required to reach the site will be a cement mixer / skip lorry, access to and from the site is not an issue.

There are no Tolls or restrictions for a 12T vehicle around the site. Around the site there are several main road routes, these are:

A521 Cheadle Road
A521 Uttoxeter Road
A50 Uttoxeter Road
A500
A34 Stone Road
A520 Sandon Road

2.4 Loading and Unloading / Deliveries

A delivery vehicle can unload on Blythe Road and materials can be 'dropped off' and stored externally at the front of the site.

2.5 Storage Facilities

Other than external areas no other Storage Facilities are proposed, the construction material deliveries will be phased so that they arrive on site when they are needed.

2.6 Cleaning Facilities

Water is available on site but given the small scale of this development and the sloping site levels at present it is not expected that vehicles will drive onto the site and therefore wheel washing facilities are not proposed. Welfare Facilities / WC provision will be provided but Staff Wash Facilities are not necessary.

2.7 Construction Methods & Working Hours

Generally, the construction hours are to be determined by the local authority, in accordance with the Control of Pollution Act, and conditions can be applied to planning permissions in accordance with the Town and Country Planning Act.

Construction working hours agreed are as follows:

- Monday to Friday: 8am – 6pm
- Saturdays: 8am – 1pm
- Sundays and Bank Holidays: All work prohibited.

Construction Methods will comply with BS 5228 Code of Practice for Noise and Vibration Control on Construction and Open Sites, and the Control of Noise at Work Regulations limit the exposure of workers to noise (this is enforced by the Health and Safety Executive). This is a requirement of Condition 10.

To maintain good relationships with all neighbours around the site and prevent disruption the contractor and Project Manager will:

- Monitoring noise, vibration and dust using extraction during all dust generating tasks.
- Provide all immediate neighbours with the Project Managers contact phone number so that problems can be reported.
- Restrict disruptive activities to the Construction Hours above Monday-Saturday excluding Bank Holidays and Sundays.
- All fine materials stored under cover to avoid dust.
- Use Tools and Equipment with Dust Extraction and Damping all materials that can generate dust when cutting.
- Damping fine materials and roadways to avoid dust.
- Minimising demolition or crushing dust.
- Washing down vehicles using the facilities as described in 2.6.
- Taking care when deciding transport routes as described in 2.3.
- Avoiding burning any waste materials.
- Limiting vibration. All foundations will be traditional with no piling or vibration techniques required.
- Using well-maintained, quiet machinery.
- Carefully selecting and managing sub-contractors.
- Using low disruption methods of work.
- Properly instructing and supervising staff.

2.8 Waste Disposal

As a single unit development with no necessary demolitions the amounts of waste materials are expected to be low. Where possible, the wall materials, floor joists, and roof structures will be manufactured off-site minimising waste production. This applies to all wall lintels, ground floor structure, first floor joists, and the roof.

Naturally some construction waste cannot be avoided such as packaging, or off-cuts from materials or materials that are surplus to requirements (as a result of over-ordering or inaccurate estimating). To avoid this the Project Manager will work closely alongside B3architectural who use Revit BIM Modelling practises in accordance with BS-1192 to allow us accurate material areas and volumes will be calculated prior to orders.

Typical construction waste materials anticipated in this project are:

- Insulation materials.
- Concrete, bricks, tiles and ceramics.
- Wood, glass and plastic.
- Metallic waste (including cables and pipes).
- Clean Topsoil, clean subsoil and stones/ earth
- Gypsum Board off-cuts.
- Cement (although accurate volumes should avoid this).
- Adhesives and sealants.

It may be possible to eliminate a certain amount of construction waste through careful planning. For example, steel formwork will be used for concrete works which can then be reused elsewhere on the project/s in place of timber formwork which is classed as waste once it has been used.

Other construction waste may be capable of being minimised; for example, products which are provided with reduced packaging or those which are composed of recycled materials. There can also be opportunities to source local materials for instance Stone from Staffordshire. By using local suppliers' smaller batches of material can be delivered to site to ensure that over-ordering is minimised. This also has reduced embodied energy.

Materials and products which cannot be eliminated, minimised, or reused may have to be disposed of as waste. Before sending waste for disposal, this will be sorted and classified to allow waste contractors to manage it effectively and ensure that waste is properly handled and can be recycled where applicable.

All construction waste will be stored in an 8/12/14 Yard Builders Skip and removed by a licensed, suitably qualified skip company / waste management professional. A Skip will be always retained on site during construction and where necessary multiple Skips will be used for various grades of waste. Topsoil will be stored on site for re-use within the landscaping proposals. No Topsoil is anticipated to be imported to site.

Finally, the Principal Contractor will ensure that all 'Contractors' working on the site are aware that no waste should be burnt on site. This is to protect the Amenity of the surrounding Houses nearby. This is a requirement of Condition 10.