

Your ref: SMD/2020/0413

23 July 2025

10 Long Street
Devizes
Wiltshire
SN10 1NL

T: 01380 723532

E: Wyvernexpert@wyvernpartnership.co.uk
W: www.wyvernpartnership.co.uk

CONSTRUCTION AND ENVIRONMENTAL METHOD STATEMENT

SITE; FORMER MINERS REST PUBLIC HOUSE 158 FROGHALL ROAD CHEADLE
STAFFORDSHIRE MOORLANDS ST10 2ND
DATE: 4TH APRIL 2022
PRINCIPAL CONTRACTOR; STOCKWELL PROPERTY INVESTMENTS LTD

WORK SCHEDULE;

The document is to outline the general methods for the site preparation and safe construction of 8 new semi detached houses for a private rental scheme in association with a Local Housing Association.

PERSON RESPONSIBLE FOR SUPERVISING AND ENFORCING COMPLIANCE WITH THE METHOD STATEMENT; Stockwell Property Investments Ltd

EXISTING ENVIRONMENT:

The proposed development is situated in Cheadle, Staffordshire Moorlands, approximately ½ mile from the town.

The site is rectangular in shape and current access is from Froghall Road, to the west, with Hammersley Hayes Road to the north.

The site occupies an area of approximately 259,21m2.

The site was formerly occupied by the public house which has been demolished to provide for 8 semi-detached houses for a private rental community housing development managed under lease by a Local Housing Association.

PROJECT METHOD STATEMENT

PILING

It is envisaged no piling will take place; a designed raft foundation will be constructed.

CONSTRUCTION TRAFFIC

Entrance to the site will be from the existing access adjoining FROGHALL ROAD

Vehicles will be limited to 5mph on site. No vehicle will manoeuvre without the assistance of a banksman. Vehicles will access the site, complete their function within the site perimeter and leave site in a forwards direction. Any movement on and off the site will be under the supervision of the banksman who will be a competent person.

Once the site has been established there will be segregated traffic and pedestrian access within the site perimeter, directing all visitors and personnel towards the site office where they will sign in before a site induction is carried out and they are allowed to proceed on site.

ENTRANCE AND EXIT

Entrance to the site will be from FROGHALL ROAD. The entrance will be clearly identifiable by contractor signs which will clearly define minimum requirements that will be expected regarding PPE before any personnel are allowed access.

All visitors are required to sign the visitors book which will be always accessible.

All contractors will be subject to an on-site briefing in relation to the site rules and conditions, before leaving site all personal must sign out and inform the site manager.

SITING OF TEMPORARY ACCOMMODATION

The siting of temporary accommodation will be undertaken by the rental supplier; they will provide all necessary documentation prior to commencing on site.

1 welfare/office unit with mains electricity and water, along with heating and light, sited in close proximity to the existing sewer, water and electrical services on the existing tarmac car park.

All CDM requirements will be attended to electrical testing of the installation and fire fighting equipment will be provided all equipment will be regularly checked.

PARKING ARRANGEMENTS

Contractors and sub-contractors will park in designated on-site parking areas.

IDENTIFICATION OF WORKING SPACE AND AREAS OF TEMPORARY ENCLOSURE

All excavation will be monitored for the duration of this operation utilising barrier fencing and will clearly be defined to ensure safe passage for on site personnel. There will be areas of no personnel access ie crane lifts for offloading and placing of materials. All on site personnel will be controlled via the means of signage and barriers. No visitors will be allowed in designated areas without supervision to ensure no risk.

DELIVERIES:

All suppliers and sub-contractors will be provided with the site rules prior to making deliveries.

Notice will be required before anticipated arrival on site to arrange provision of a banksman, this will prevent standing traffic on the main road.

No materials will be left outside the site perimeter; all materials are to be delivered to the designated zone and then handled by on site equipment supervised by the on site banksman.

All vehicle drivers will be subject to wearing full PPE whilst on site.

Should there be a need to organise delivery times, 1hour slots will be required to prevent congestion around the site, this will facilitate safe control of vehicles for the benefit of site personnel and the general public.

STORAGE OF MATERIALS ON SITE:

Materials will be stored on site to allow for safe passage, no over stacking, allow a 1m gap from the site boundary and no more than two high with guarding rails to prevent overspill.

The materials will either be stored in a container or, due to the size or volume stored on site, with due consideration given to temporary covering.

Any flammable liquids will be stored in approved cylinders with these then stored in an approved lockable cage externally to prevent potential build-up of gases.

VEHICLE STORAGE

Heavy vehicles will be shut down and immobilised, glazing shutter covers will be locked in place and any loose items (buckets etc) will be trapped by compression released by the machine to prevent damage or on-site theft.

All keys will be stored by the site manager and issued during working hours to ensure safe operator control.

DUST MONITORING AND CONTROL

Emissions of dust and dirt will be controlled with the following:

Work will be planned to limit dust causing activity.

The site access road will be swept daily.

All vehicles will switch off engines.

All loads entering and leaving site will be covered.

Enforced speed limit 5mph.

Dust suppressant water or misting unit.

Stockpiles to be enclosed.

Wheel washing to prevent contamination of public highway where required.

HOURS OF WORKING

Site hours will be as follows and will not be changed unless unforeseen circumstances prevail to allow for special work operations:

Mon – Fri 8.00am till 5.30pm

No work will be carried out on Sundays or bank holidays.

NOISE POLLUTION

The hours of working for noise activity shall be restricted to 0800 -18.00 hours (Monday – Friday)08.00 -13.00pm (Saturday), no work will be permitted on Sundays and bank holidays.

Definition of noise pollution is general building construction operations which generate noise that will be audible at the site boundary.

GOOD NEIGHBOUR POLICY

The contractor will arrange letter drops to neighbours to inform them of times and dates of disturbance.

WORK PROGRAMME

Work will be phased in accordance with the construction programme and will be measured against this on a weekly basis to allow for any unforeseen programme delay.

All works will be sequenced to ensure the minimum disruption to the surrounding environment and allow for major holidays.

Due to the site constraints, the phasing of the works will ensure no excess materials will be stored on site in accordance with the method statement.

WASTE MANAGEMENT

A site waste management plan will be implemented in line with company policy. All waste will be transported from work areas to external skips positioned within the designated areas. All operatives will adhere to good housekeeping, clearing the site from rubble and debris therefore minimising the prospect of an accident or incident occurring.

All waste will be removed from site by an approved contractor; due to site constraints the segregation of waste will be carried out off site.

All waste transfer notices will be retained on site for the duration and the SWMP will be updated regularly.

RISK ASSESSMENT

<u>Hazard</u>	<u>Persons at risk</u>	<u>number</u>	<u>Risk level</u>	<u>Precautions</u>	<u>Rev risk level</u>
General hazard from unwanted access	General public	all	L	Construction works will only be undertaken within well fenced off areas suitably secured to deny access to the general public and children	
Slips	General public	All	M	Wheel washers and road sweepers utilised when wet weather causes vehicles to spread dirt and mud onto the public highway	
Manual handling	Workers	All	M	All employees will adhere to the method statement and risk assessment provided. No employee will be asked to undertake an activity outside of these boundaries	
Traffic management	Workers	All	H	Ensure that pedestrian barriers are available and utilised to prevent plant and traffic movement encroaching into the working area. Brief all plant and wagon drivers about the task and cover all aspects	
Trip and fall	Workers	All	H	No running on site at any time and ensure clear paths with good access to welfare unit, WC and clean site regularly	

WELFARE FACILITY

Provision of hot and cold water, toilet facilities and general food preparation.

FIRST AID

Appointed first aiders and a first aid package will be always present on site.

DOCUMENTATION

All waste transfer notes will be maintained on site and the SWMP will be updated accordingly

Health and safety notices and accident book

F10 issued to HSE 17TH January 2022

Copy of insurances and contractor's all risk policy

Scaffolding records

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Benjamin Wibberley', with a stylized, cursive script.

Benjamin Wibberley