

Construction Method Statement

For the Approved Development at the former snooker hall to a wedding venue (sui generis)

Location: Former Rileys Snooker Hall, Kirkmanshulme Lane, Manchester, M18 7BA

Date : December 2021 REVA (24.04.22)

Introduction

The purpose of this construction method statement (CMS) is to ensure that the development approved at the former Rileys Snooker Hall, Kirkmanshulme Lane, Manchester (Manchester planning reference **129773/FO/2021**) is carried out with minimum disturbance to neighbouring occupiers (in terms of noise, vibration, traffic and dust) and does not detrimentally impact on the environment and the safe operation of surrounding highways. All main- and sub-contractors will adhere to the objectives of the CMS.

This document is accompanied by drawing, **Construction Method Statement Layout**.

The site is within previously established grounds and is located off Kirkmanshulme Lane.

Proposed programme

The target construction dates for the remaining works are now mid March 2022 - mid June 2022.

1) The parking of vehicles of site operatives and visitors (see Construction Method Statement Layout)

The parking of vehicles will be in the new parking area formed to the South of the building. This is marked as (1) on the attached layout. 3 wider spaces are provided.

2) The loading and unloading of plant and materials (see Construction Method Statement Layout)

All loading / unloading is to take place within the site and never outside the permitted working hours unless previously agreed upon with the Local Authority. No on-street loading will be permitted without prior approval from the Local Authority.

Loading and unloading will take place in the new gated secure car park. This is marked as (2) on the attached layout.

3) The storage of plant and materials used in constructing the development (see Construction Method Statement Layout)

The principle of “just in time” deliveries will be followed strictly throughout the development process to ensure that plant, machinery and materials are not stored on site for long periods before they are actually required for the building works. When materials are kept on site then this will always be within the site boundary and only for as long as absolutely necessary. All materials, especially those prone to emitting dirt or dust, will be covered by appropriate sheeting and securely fastened. All areas within the site and on adjoining highways will be checked for spillages on a regular basis. Machinery, when in use, will be kept away from noise-sensitive areas such as residential dwellings and their gardens. All machinery and plant equipment that has to be kept on site will be switched off and secured when not in use.

Storage locations will be within the secure car park. This area is marked as (3) on the attached layout.

4) Location, removal and recycling of waste

This area is marked as (4) on the attached layout.

Waste will be separated into separate skips and every effort will be made to remove waste ethically from the site.

5) Measures to control the emission of dust and dirt during construction.

The majority of the construction work is in located inside the building. Works outside will be limited.

If measures are required externally the following dust and dirt suppression measures will be pursued:

- All site personnel to enter and leave the site wearing clean clothes and shoe wear
- The use of fine sprays during the loading or unloading of materials, cutting and drilling
- Preference of hydraulic construction over percussive techniques
- Where practical, the use of building materials that are pre-fabricated or cut offsite including structural elements, cladding and woodwork
- Burning of waste or unwanted materials on site to be strictly forbidden
- Covering of all skips
- Correct use of all plant and machinery and regular maintenance of their exhaust systems, which are to be positioned as far away from nearby buildings as possible

Where practical, further measures will be devised in accordance with the BRE's Pollution Control Guides (2003) publications and the GLA's Best Practice Guidance on The Control of Dust and Emissions from Construction and Demolition (2006).

Dirt, dust and noise emissions will be continuously monitored by a designated person. Any deviation from the above methods will only be permitted in exceptional circumstances and with prior consent from the main contractor and all other relevant parties.

6) Details of working hours and timing of deliveries

No deliveries or noisy work (including the loading and unloading of waste and materials) is to take place on Sundays, bank holidays or outside the following working hours:

9am – 5pm Monday to Friday

9am – 5pm Saturday

Any requests to carry out such works outside of these working hours will be directed to the Local Authority at least seven days in advance, together with details of the works (including the expected noise levels) and why these cannot be carried out during the normal working hours.

Deliveries will be after 9.30 am. A traffic marshal will be available on site to coordinate deliveries and to ensure that the safety of pedestrians, cyclist and other vehicles is ensured at all times.

7) Site contact details for members of the public

Site contact details to be provided on temporary signboard fixed at the entrance to the site on carpark fence and also outside the entrance to the building.