

Construction Method Statement

**APARTMENT DEVELOPMENT
59 UPPER CHORLTON ROAD
WHALLEY RANGE
MANCHESTER**



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Introduction

This plan has been prepared to set out how Conditions of the Planning Approval Conditions (Application Ref No. 124976/FO/2019) will be discharged.

Emergency contact number will be Mr. Simon James telephone Number 07787 744715

Condition

A Construction Management Scheme needs to be submitted to and approved by the LPA prior to commencement of any works.

a) The identification of the site access for construction traffic;

Site will be accessed from Upper Chorlton Road, through the existing driveway entrance situated at the South West corner of the site. There are no other access routes onto or off site.

b) The timing of the provision, and standard of construction, of the site access for construction traffic;

Safe and suitable site access will be constructed prior to the start of main construction works, all vehicles will be safely transported into and off site by trained banksman.

The access into site will be constructed to the required access standard to withstand the capacity of vehicles entering / existing site.

c) Times of construction activity at the site;

The standard working hours for site will be;

Mon-Fri 7.00am – 6.00pm

Sat – 8.30am – 2.00pm

No work is allowed on Sundays or Bank Holidays.

d) Times and routes of deliveries to the site;

Deliveries will be allowed during standard working hours.

If it becomes apparent that there are times where traffic conditions are more sensitive around the access and egress route from the public highway onto site, we will enforce delivery restrictions.

e) The parking of vehicles of site operatives and visitors;

We will implement on-site parking facilities as far as the site allows so as not to cause nuisance on Upper Chorlton Road. Where space is not available site vehicles will drop off materials or equipment and move away to safe parking areas

f) Loading and unloading of plant and materials;

Loading of materials will be by mechanical means such as telehandler or load trucks and will take place on site. Nothing will be loaded or unloaded outside site boundary. All deliveries will be supervised by a banksman to ensure the safety of all pavement and road users. There is not enough room on site to allow vehicles to turn, egress from site will be managed by trained banksmen to ensure safety of the public and road users

g) Storage of plant and materials used in constructing the development ;

All materials and plant will be ordered and scheduled in a timely and organized manner to ensure there is sufficient storage space for them on site. We will ensure access arrangements are made so that deliveries can be transported straight onto site and off the public highway.

h) The erection and maintenance of security hoarding decorative displays and facilities for public viewing, where appropriate;

The position of the site and existing boundaries means that security hoarding will be required to the front garden boundary wall. The other boundaries are walled and will be assessed if additional hoarding is required. The site entrance will be gated.

There will be no advertising signage erected, other than site health & safety signage and site identification signage.

i) Wheel washing facilities, including details of how, when and where the facilities are to be used;

A clean area of hard standing will be constructed for delivery vehicles and plant to manoeuvre onto prior to exiting back onto the public highway.

A pressure washer or road sweeper will be used when necessary to alleviate the amount of mud being carried onto the highway and also to clean the highway itself.

The highway and entrance into site will be visually inspected daily.

Prior to the project starting a photographic record of the highways surrounding the site with a descriptive commentary and will be carried out and circulated to all interested parties.

j) Measures to control the emission of dust and dirt during construction;

Control measures will be put into place to eliminate / reduce the generation of dust from particular work activities – i.e. demolition, excavation, concreting, wet cutting etc.

Loose materials likely to cause a dust nuisance will be stored away from the site boundary.

Dampening down of traffic/plant routes will be implemented.

Dusts suppression equipment will be provided (task specific).

Construction traffic will be restricted to defined areas and compliance with a site speed limit of 5mph will be enforced. All traffic entering and exiting the site will be controlled by a banksman, this will include any vehicle that may have abnormal

loads and sizes. All deliveries will be planned and a call ahead system will be enforced to minimize any disruption.

k) Measures to control the generation of noise and vibration during construction to comply with BS5228:2009;

Site welfare and office facilities will be powered by mains supply electric; this eliminates the noise and vibration caused by the use of generators.

Noise levels will be monitored at various times throughout the project and essentially when high noise activities are being carried out.

Consultation with residents will be provided at times where noisy activities may be absolutely necessary.

Machinery and vehicles will not be left running/idling for long periods when not in use. All company owned mobile plant will be serviced and maintained in accordance with manufacturer's instructions to ensure that noise emissions are controlled.

Vibration monitors will be installed at the boundaries of the site when any particular activity that may cause vibration is carried out.

l) A scheme for recycling/disposing of waste resulting from demolition and construction works;

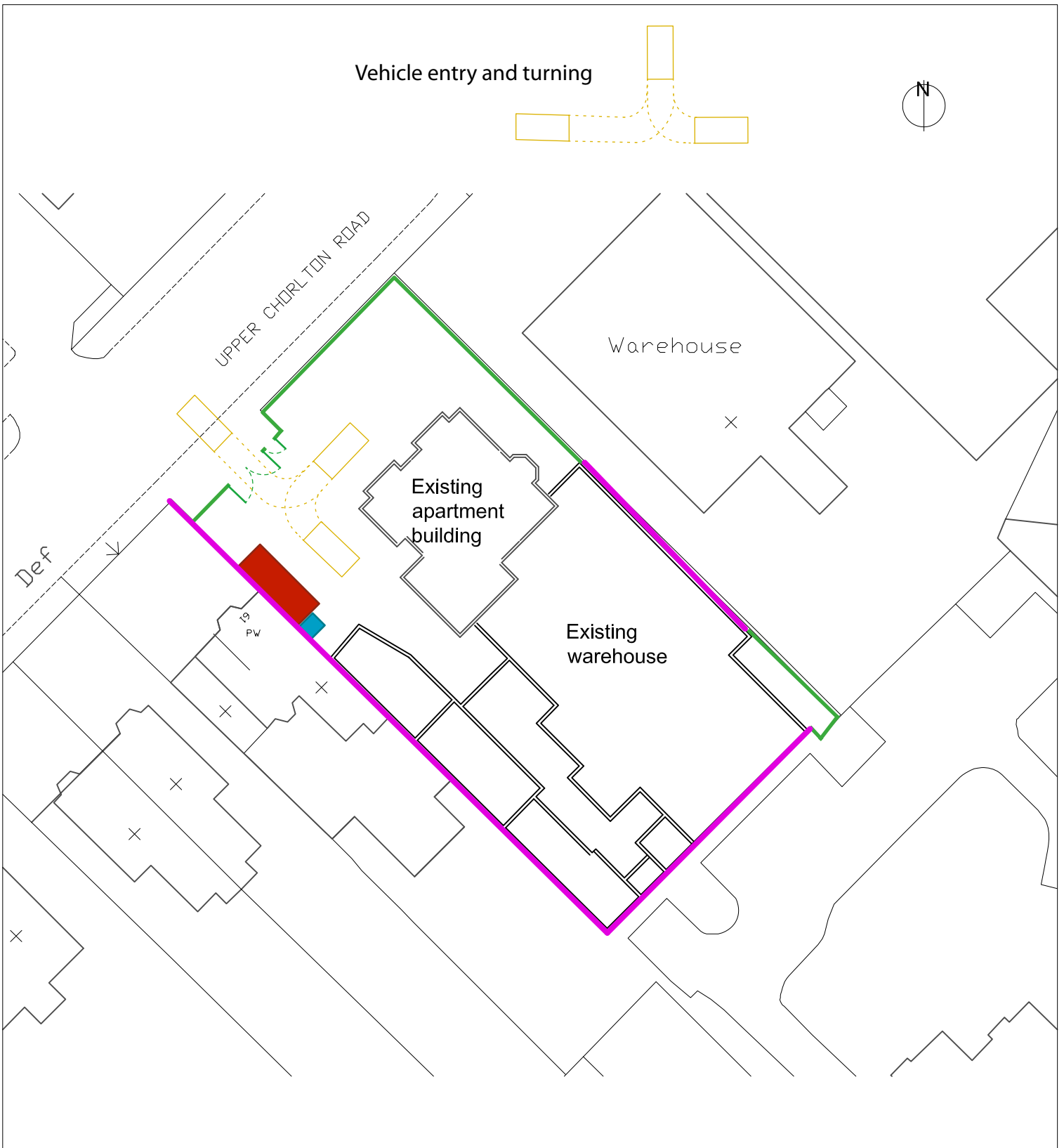
Waste quantities generated during construction will be controlled and minimized for both environmental and financial reasons.

Sufficient skips will be provided on site, subject to space constraints to allow segregation of the main waste streams. Any mixed waste streams will undergo sorting and segregation off-site after collection.

It is expected that our appointed waste collection company will be able to sort the main waste types (wood, cardboard, hardcore, metal, plasterboard) for subsequent recycling/reuse. Main contractors will be made responsible for their own waste management and disposal to encourage efficient use of materials.

n) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

The site management plan will be communicated to the work force through site inductions and tool box talks as they are entering the site. Where the neighbours need to be advised of the site operations the site manager will make contact by either personally explaining the issues regarding the site or by a letter being posted.



- Boundary brick wall
- Security fencing / boards
- Vehicle entrance (locked)
- Pedestrian entrance (locked)
- Canteen / Welfare station
- Site WC

DRAFT

PROJECT			59 Upper Chorlton Road, Whalley Range, Manchester.		
SCALE		1 : 500 @ A4		CLIENT	
DWG No.		0891-BR- OS1		David Evans	
CONTRACT NO:		STAGE CODE		DRAWING TITLE	
089.1		Blg Regs		Location plan	
ISSUED	02/05/19	-		sj simon james arq ltd/architects UK: 120 Grosvenor st, All Saints, Manchester, M1 7HL Spain: Enrique Larreta 1, 4b, Chamartin, Madrid, 29036	