

Construction Management Statement

Erection of two pairs of three storey, semi-detached dwelling houses fronting Rochdale Road with three storey detached dwelling house to the rear (class C3) Together with access alterations, landscaping, parking and boundary treatment.

At

1161 Rochdale Road, Blackley

For
Tuscany Homes
152 Bury New Road
Whitefield M45 6AD

Application No: 116936/FO/2017

1.0 Parking, Signage

The site will provide adequate provision for site traffic, deliveries and for essential on-site parking within the confines of the site. There will be a general policy of encouraging the site labour force to use public transport, where available. No local traffic management measures for site access are anticipated but if required will be agreed with the local authority.

Only construction related traffic (including the visit by the professional team) will have access to site via the main gate. Signage will be provided to make this clear. Small vehicles will turn around within the site boundary, whereas larger vehicles will be 'banked' in and out of the site.

Signage will be provided during construction.

2.0 Loading and unloading of plant and materials

All materials are to offloaded within the confines of the site using mechanical plant. Once off loaded, the materials will either, be placed at the point of need, or stored. All mechanical plant will be regularly maintained and silenced to appropriate standards, operated to prevent excessive noise and switched off when not in use. Loading and unloading of materials and plant will be managed in such a manner as to minimise disruption to the neighbourhood.

3.0 Storage of plant and materials used in constructing the development

An area will be designated for the storage of materials, however, deliveries will be managed on an 'as needed' basis. The mechanical plant intended for use is of a size that this will be contained within the confines of the site.

4.0 The erection and maintenance of security hoarding

The site is bounded to the North, West and East with substantial mature hedge planting and evergreens. The Southern boundary fronts to the A664 with Bus Lane and a bus stop.

The southern boundary has substantial evergreens along its length and this will be supplemented by heras fencing and debris netting. Clear signage will be fixed on all boundaries to indicate within the boundary there is a construction site.

5.0 Measures to control the emission of dust and dirt during construction,

Best practicable means of preventing, reducing and minimising dust will be adopted. It is expected that the ground works and construction will adhere to the relevant Code Of Practice. On-site good practice procedures will be followed in order to mitigate noise, vibration and air pollution impacts. Burning of waste will not be allowed under any circumstances.

6.0 HGV delivery times and routing to/from the site.

The Principal Contractor will inform their suppliers that deliveries direct from the depot can only be received after 09.30hrs and before 16.00hrs. Deliveries direct from the local merchants will be introduced on an 'as-needed' basis. The contractor has greater control over the local supplies. All deliveries will be requested to be via short wheel based vehicles which can be brought into site, off-loaded or loaded and then 'banked' out on to the A664. There will be clear signage so positioned to alert potential deliveries to site. Hours of working will be:

Monday to Friday 7:30 am - 4:30 pm, Saturday 8:30 am - 14:00pm
No work to be carried out on Sundays or Bank Holidays.

7.0 Wheel washing / Road Cleanliness

The nature of the work being undertaken on site will not require the provision of wheel washing facilities as the contractors, deliveries and site machinery will be working from hard standing throughout.

The contractor is aware that if debris from their site causes a problem on the adopted highway then they will be responsible for the consequences. Should road cleanliness become an issue as a result of unforeseen circumstances on site an appropriate wheel-washing system will be provided to remove mud, stones and any other extraneous materials from the wheels and chassis' of construction vehicles exiting the site. If spoil is discharged onto the adjacent highway from the site road sweepers will be used. All loads of spoil to be removed from site will be fully covered.

Wastewater discharged from the wheel washing system shall be disposed of on site and shall not be discharged into the public sewerage system without prior removal of soil, stones and any other suspended material. Suitable measures to minimise dust nuisance caused by the operations and to ensure that no dust or other debris is carried on to the adjoining properties shall also be provided.

8.0 Site Waste Management Plan

The applicant is aware of the effects the disposal of waste can have on the environment and his policy is to reduce wastage in all possible areas. One of the key principles of the approach is to ensure the maximum volume of material removed from site is recycled or reused. The waste is likely to be tarmac, hardcore and foundation arisings which will either be retained on site or removed and crushed for use in future construction projects.

9.0 Contact details for the site manager.

Roger Kennedy, the applicant, will deal with all complaints and enquiries directly.

Any complaints will be logged on site, fully investigated and reported to the applicant as soon as possible. The complainant will be informed as to what action has been taken.