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Designworks
The Colony
Altrincham Road
Wilmslow SK9 4LY

Construction Method Statement
Works at 28 Edge Lane, Chorlton, Manchester M21 9JY

Approval reference : **121557/FO/2018**

Introduction
The project as described in the approval : Erection of 7 No. dwellings involving the retention of existing building at No.28 Edge Lane and demolition of No.'s 1 - 4 Barway Court, including car parking and landscaping

The statement includes the following details:
1. Phasing and Programming
2. Site Management and Access
3. Vehicle and Machinery Specifications
4. Vehicles & Deliveries
5. Vehicle Manoeuvring and Turning
6. Parking Arrangements
7. Removal of Earth From Site
8. Details of Wheel Water Spraying Facilities
9. Locations for the Storage of Building Materials
10. Locations for the Storage of Construction Debris
11. Locations for the Storage of Contractors Offices
12. Construction methods
13. Noise & Vibration Mitigation Measures
14. Dust Mitigation and Suppression Measures
15. Site Security
16. Complaint Procedures
17. Tree protection measures
18. Hours of Operation

1. Programme Summary

Programme details are in the preliminary stages of development and are subject to change dependant on the main contractors availability, mobilisation periods and the employers requirements. The following summary is intended as an outline only.
All subject to main contractors detailed project programme:
Site Set Up - w/c (tbc)
Construction Phase - 34 Weeks
Completion / Handover - w/c - (tbc)

2. Site Management and Access

Access to the property will be via the entrance on Edge Lane. It is proposed to erect a security hoarding along the front boundary and side returns. The hoarding will include double gates for vehicular access and a separate gate for site operatives

entering on foot.
There will be parking on site.The access gates will be used for deliveries of plant materials and skips.
Access gates will be manned during site hours and locked shut out of hours
The main contractor will be required to take full responsibility of controlling the pavement sweeping operations, ensuring all the approaching footpaths and driveway are kept clean at all times and ensure the site is kept in a clean and tidy condition throughout all phases of the construction works.
Throughout the project the main contractor will be required to enforce a “Good Housekeeping” regime. A strategy will be incorporated into the site induction to ensure that all operatives engaged on the works are familiar with the work in progress, skilled at their task, aware of their duties and responsibilities to others and knowledgeable of the site rules.

3. Vehicle and Machinery Specifications

Vehicles visiting site will be restricted to a maximum size of 18 tonne for rigid vehicles and 26 tonne for flat bed vehicles.

The main contractors will be required to ensure that any vehicles or plant exceeding the maximum specifications above will require prior arrangement before visiting site

4. Vehicles & Deliveries (numbers and frequency)

It is expected that a maximum of 5 deliveries per day will be required from Monday to Friday. The main contractor will be required to keep the number of deliveries to a minimum and restrict delivery times to between the hours of 8am and 5pm.
Site signage will be erected at the front of the property and on the entrance to the site
On arrival at the site boundary a site supervisor will be available to meet all visitors, operatives and delivery vehicles. Personnel access onto the construction site will be controlled by the site supervisor. This will ensure no unauthorized personnel enter onto site and that everyone can be accounted for at the end of each working shift.
The main contractor will be expected to receive advance notice from the supply chain partners and their suppliers for all multiple or abnormally sized deliveries, such deliveries will be scheduled so as not to interfere with the operations of the existing houses or cause congestion to the adjacent roads.

5. Vehicle Manoeuvring and Turning

We recognise the importance of controlling the construction traffic on accessing and egressing the site along with the interface with the local residents.
Site management will be required to control the construction traffic and to ensure there is no congestion caused at the entrance / exit to site during the construction works.
Vehicles will be permitted to drive onto site for deliveries, collections and turning purposes only. Waiting vehicles will be required to park away from site to allow the continued flow of traffic.

6. Parking Arrangements

All site visitors will be required to park in a manner that does not impede the access of the surrounding neighbours.
The main contractor will be encouraged to promote shared transport and public transport to limit vehicles arriving at site.

7. Removal of Earth From Site

Soil waste will be manually transported to skips located on site. The main contractor will be required to coordinate the removal and change over of skips to ensure traffic flow is not adversely impacted. The roadside will be supervised by site

operatives during the delivery and removal of skips.
The main contractor will be required to ensure the flow of traffic or use of footpaths is not restricted during the works.

8. Details of Wheel Water Spraying Facilities

The main contractor will be required to ensure the wheels of all vehicles entering the site will be washed or cleaned before leaving the site. It is intended to install hosing facilities along a paved route within 2m of the exit to the public highway.
wheel cleaning facilities will be located at the entrance to the site.

9. Locations for the Storage of Building Materials

All building materials will be stored in two designated site compounds. To enable safe site operations, a site compound area is instrumental to afford the unloading, storage and distribution of materials. The site compound will be segregated from the works area by temporary fencing, to ensure site staff and operatives safety is maintained.
The site supervisor will assist in the safe unloading of deliveries. Materials will be unloaded on the front driveway by means of mechanical lifting equipment where possible. Materials will then be manually transported by site operatives, along the designated paths, to the site compound.
On completion of the project the site compound will be removed and the permanent surface will be reinstated.

10. Locations for the Storage of Construction Debris

All construction debris will be transported directly to on site skips. The main contractor will be required to ensure that no debris, other than that stored in skips, is left on site at the end of the working day.

11. Locations for the Storage of Contractors Offices

The main contractor will be required to allow for the set up of Portakabin type contractors offices for the duration of the works.

12. Construction methods

Special attention will be given to working adjacent to the neighbouring properties.
Work package specific method statements will be received from the main contractor and each sub-contractor prior to work starting on site.
All excavations and work areas will be adequately fenced and sign posted. Pedestrian routes through the site (for authorised personnel only) will be clearly marked and swept twice daily.
All personnel on site will wear full Personnel Protective Equipment at all times and all operations will be carried out in accordance with approved risk assessments and method statements and in accordance with the Construction (Design & Management) Regulations 2015.

13. Noise & Vibration Mitigation Measures

The main contractor will be required to ensure neighbouring properties are not adversely affected by noise.
Under section 60 of the Control of Pollution Act 1974 the Local Authority has powers to control noise and vibration from construction sites. The following mitigation measures are intended to create a proactive approach to noise and vibration and ensure the impact on neighbouring properties are minimised:
a) The timing of noisy operations will be carried out between 9am and 6pm Monday to Friday. Noisy works required outside of these times will be carried out only with the prior agreement with the employer.
b) Sub-contractors will be required to ensure that “best practical means” to minimise

noise from their activities are put in place.
c) The use of radios or music equipment on site will be prohibited
d) The main contractor will be required to ensure the proper maintenance of plant and equipment.
e) The sub-contractor will be expected to provided details on the choice of appropriate plant for a particular task. Poorly maintained plant and equipment can give rise to excessive noise and the failure to use the built-in noise control shielding on plant can cause problems.
f) The use of mains- powered electrical equipment will be encouraged (rather than using generators)
g) All work to be carried out in to British Standards Institution BS 5228: Noise and vibration control on construction and open sites Part 1-4 1997 Code of practice.

14. Dust Mitigation and Suppression Measures

The contractor will be required to implement the following measures to control the spread of dust, smell and other effluvia:
a) Work areas to be fenced off with 1200 gauge membranes
b) Locate machinery and dust generating activities away from receptors
c) Create a physical distance and/or barrier between dust/emission generating activities and receptors
d) Install solid screens or barriers around dust generating activities. These should be at least as high as any stockpiles onsite
e) Cover stockpiles to prevent wind whipping
f) Remove loose materials as soon as possible
g) Hoardings, fencing, barriers and scaffolding should be regularly cleaned using wet methods
h) Where possible cutting, grinding and sawing to be conducted off-site and prefabricated material and modules to be brought in.
i) In cases where on site cutting and grinding must take place the main contractor will ensure that spraying water, from a water efficient spray pump, over the material as it is being cut will be implemented
j) Skips, chutes and conveyors will be completely covered to ensure that dust does not escape.
k) Similarly, drop heights will be minimised to control the fall of materials.
It is intended to review the effectiveness of the above dust mitigation measure as part of the weekly site meeting.

15. Site Security

Security of the site will be applied through the application of physical and operational measures.
Physical measures are infrastructure designed and deployed to support security, the main contractor will be required to ensure the following physical measures are in place:
a) Containment and Obstacles (fences, barriers, bollards, gates, secure storage etc)
b) Technical Systems (lighting, CCTV, access control systems, intruder detection, asset management and control systems etc)
c) Containment is applied to the perimeter of construction sites, to delineate the area under control, prevent accidents to non-site personnel and to deny access to unauthorised personnel.
d) Gates and other perimeter openings will be designed in such a way as to permit control – and blocking – of inbound and outbound foot and vehicular traffic.
e) Secure storage to be provided for high-value tools and equipment and for control and secure parking of high value plant.
f) Site staff will be required to return plant and materials to the secure areas after use.
g) Keys for vehicles and plant will be secured properly when not in use.

h) Technical systems will be deployed, to include CCTV, alarm systems and adequate lighting
The main contractors security measures will be reviewed on a weekly basis as the project progresses

16. Procedures for On-Site Contractors to Deal With Complaints from Local Residents

The employer and the main contractor will liaise with local residents who may be affected by the works. It is intended to ensure local residents are informed of the nature of the works, proposed hours of work and their expected duration. Communications will include the name and telephone number of a main contact (site manager) which will also be displayed on the site hoardings.
The site manager will be able to provide further information to the caller and deal with any complaints or emergencies that may arise at any time.
The main contractor will be required to make their complaints procedure available to the employer and hold copies on site.
All complaints are to be investigated in accordance with the main contractors complaints procedure in the first instance. If the complaint cannot be resolved to the satisfaction of the client then the matter will be referred to the employer.
A record will be kept on site of any complaints that are logged along with details of subsequent investigations and any mitigation methods implemented or work practice that has been modified. Such records are to be made available to the employer and / or the local authority on request.
All site staff are to be regularly briefed regarding the complaints procedure.

17 Protective fencing

(Only applicable where tree protection measures are required) Temporary protective fencing will need to be installed prior to the commencement of any construction activities on site including the delivery of materials and site facilities.
Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repaired immediately with appropriate fencing.
The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts.
2m high anti-climb weldmesh panels are then wired to the scaffold framework.
The vertical scaffold poles should be at a maximum of 3m apart.
No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.
A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Plan (Insert 2).
Should the in-ground system not be suitable along the driveway the use of high vis mesh fencing can be used in this area.

Ground protection for pedestrians or light vehicles

The primary method of ground protection is the installation of a compressible layer (e.g. woodchip) over a geotextile fabric with side butting scaffold boards.
Ground protection measures whilst working the RPA must be capable of supporting the expected loads and avoid compaction of the soil.
The boarding will be left in place until the construction works are finished.
Scaffolding may first be erected with the uprights on spreader boards and the ground protection installed around the uprights.
Temporary tree guard
4.8.1 Where space is limited, it is sometimes necessary to construct a temporary tree guard to physically protect the main stem of the tree.
This should be made by joining together 4 X 25mm Exterior Grade pieces of plywood to 47mm X 47mm treated timber posts to create a box shaped frame

which is attached to the ground or adjacent structures. No fixings are to be made to the tree and suitable ground protection should be employed within the RPA of the tree.

18 Hours of Operation
The site will to operate the following hours in accordance with MCC environmental health guidelines:

Monday to Friday: 8.00am to 6pm
Saturday - 8.30 - 2pm

No noisy work should be carried out on Sundays or Bank Holidays.