

# Construction Method Statement

**RESIDENTIAL DEVELOPMENT  
398 WILBRAHAM ROAD  
CHORLTON  
MANCHESTER**



*MICHAEL OUGHTON ASSOCIATES  
12 WOODLANDS MEADOW  
EAVES GREEN  
CHORLEY  
PR7 3QH  
01257 274120*

## Introduction

This plan has been prepared to set out how Conditions of the Planning Approval Conditions will be discharged.

### ***Condition***

*a) 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 and especially on the party wall when any particular activity that may cause vibration is carried out.**

*b) 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 through a bowser or hose pipe system.**

**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.**

*c) Location of compound areas;*

**The compound areas for site welfare, material storage and set down areas are as detailed on the site plan in Appendix A of this plan**

*d) Details of an emergency contact telephone number;*

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

*e) Community consultation plan;*

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.

Contact details for the construction site management will be posted at the access point.

*f) Phasing and quantification of vehicular activity;*

The number of vehicles accessing the site will be a combination of several types of vehicles to service the nature of the works being carried out.

32 tonne grab wagons 3 No per week the total number will depend on the nature of the ground and the construction depths for the extension and drainage

Concrete mixers wagons

15 tonne flatbed delivery lorries

10 tonne flatbed delivery lorries

Skip Lorries

Transit type vans

We expect there to be a vehicle frequency of around 3 per day for approximately 60% of the project period

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.

All deliveries will be given site specific instructions with regard to the vehicle types the site will allow, this included all vehicles such as Hi Abs, equipment and plant delivery vehicles. All visitors will be asked to park on site or on nominated safe parking areas away from the site.

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

All routes around the site have been surveyed and there are no road restrictions that will affect the delivery traffic or the local areas all deliveries will use the minimum size of vehicles

Safe and suitable site accesses 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 existing site access off Ellesmere Road will be used and all deliveries will be reversed into the site by a banksman to allow the unloading regime.

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 space on site to allow vehicles to have two site access and egress from site, without reversing onto Wilbraham Road, therefore the existing access off Ellesmere Road, all deliveries will be managed by trained banksmen onto and off site to ensure safety of the public and road users. 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.

No vehicles will queue onto the existing carriageway.

All delivery vehicles will be contactable to delay delivery if required.

Any abnormal loads will be carefully programmed to ensure the delivery causes the least amount of disruption to the surrounding traffic. Entry to site will be controlled by banksmen and any traffic control systems needed, in accordance with the local authority conditions. At this time we are not aware of any abnormal loads.

*g) Sheeting of construction vehicles*

All skip and grab wagons will be sheeted to prevent spillages before they leave the site.

*h) Dilapidation survey*

A full dilapidation survey will be carried out on the surrounding roads and pavements on the route of the delivery and site traffic. The survey will include photographs and narrative describing the condition prior to work starting on site

## APPENDIX A

### SITE PLAN

# APPENDIX A - SITE PLAN

WELFARE  
COMBINO

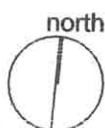
VEHICLE UNLOADING  
AREA

VEHICLE  
ENTRANCE

GATED  
ENTRANCE

SKIS.

MATERIAL  
STORAGE



ELLESMERE ROAD

WILBRAHAM ROAD

|                                                                        |      |               |                |               |                  |                        |                                                                                                                                                                                          |                  |     |      |     |
|------------------------------------------------------------------------|------|---------------|----------------|---------------|------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----|------|-----|
| PROJECT<br>Manchester Veterinary Clinic<br>398 Wilbraham rd, Chorlton. |      |               |                | CLIENT<br>APL |                  | PHASE<br>Planning - PL |                                                                                                                                                                                          | DATE<br>20/11/23 | REV | DATE | REV |
| PROJECT NO<br>164.1 - 398WIL                                           | SITE | PHASE<br>PL - | DWG NO<br>GSL1 | REV           | SCALE<br>1 : 100 | SHEET<br>A3            |                                                                                                                                                                                          |                  |     |      |     |
| DRAWING TITLE<br>Existing site plan                                    |      |               |                |               |                  |                        |  simon james arq ltd/architects<br><small>Unit 120 Grosvenor St, Al Sales, Manchester M4 7H</small> |                  |     |      |     |