

Construction Method Statement



Land adjacent to the Steelworks Tavern, Gorton, Manchester, M18 8DA

February 2023

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1. Introduction

ebdesigns.com Ltd have been instructed to prepare this Construction Method Statement (CMS) to support the planning application to discharge conditions relating to planning application reference 133527/FO/2022.

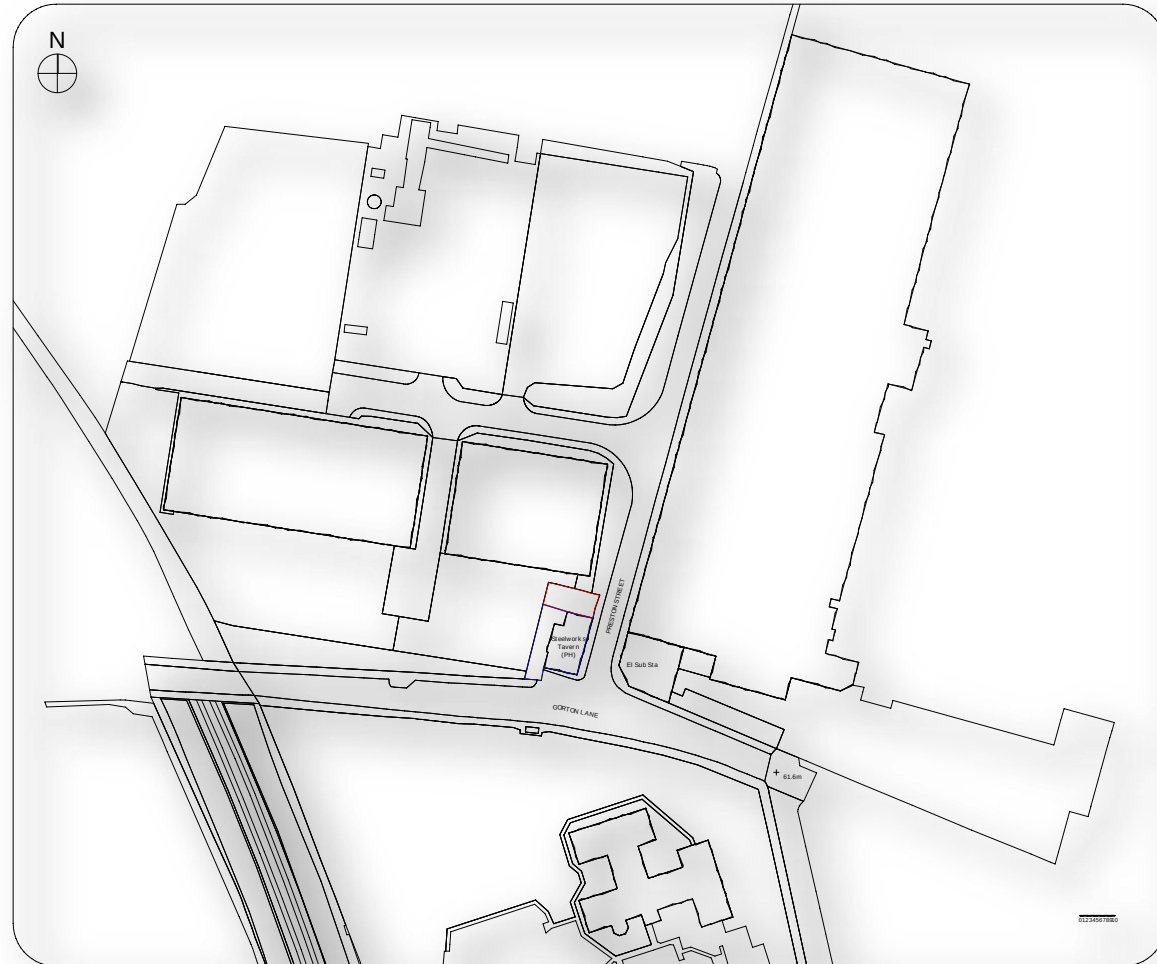
Condition 9 reads as follows: -

Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Construction hours
- The routing of construction traffic;
- Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site;
- Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

The development shall only be carried out in accordance with the approved Construction Management Plan.

2. Location



Location plan

3. Scope of works

The development comprises the erection of 1no 1.5 storey commercial building on land adjacent to the Steelworks Tavern.

Site plan

Site plan

4. Asbestos

The development is proposed on vacant, undeveloped land.

It is therefore not considered necessary or appropriate to undertake an asbestos survey.

5. Parking of Vehicles

All contractors / visitors will park in a fashion not to cause any nuisance to adjoining properties.

The site manager will be responsible for managing parking of contractor and visitors' vehicles.

In accordance with the good neighbour statement, neighbours will be provided with site manager contact details in the event there are any conflicts with the parking policy.

Limited parking for contractors will be available to the front of the site and these will be monitored and allocated by the site manager depending on operational requirements.

Kerbside parking is also available but on the strict understanding it does not compromise or cause nuisance to adjoining residential properties and in accordance with any local parking restrictions.

6. Loading and Unloading of Plant and Materials

Access to the site will be via the existing access at point A (see Appendix A).

The access route will be dug out and stoned, where necessary, to provide a hardstanding for contractors to access/egress the site.

Where not appropriate, deliveries will be made from the kerbside immediately outside the site entrance.

Delivery drivers will remove any delivery vehicles once any delivery is made.

At all times, the site manager will monitor all drop-offs and ensure deliveries do not impact on neighbour access to adjoining properties.

Deliveries will only be made between hours set out in condition 5.

7. Storage of plant and materials

All storage of plant and materials will be within the site confines.

Secure lockable containers will be located within the site compound for materials and equipment.

Larger palletised materials will be correctly stacked within the site compound set back away from any perimeter hoardings.

All plant will be parked safely within the site compound set back from perimeter hoarding and containers.

Any keys will be removed and where possible window guards fitted.

All work equipment will be removed from site into lockable containers overnight.

8. Erection and maintenance of security hoarding

The applicant will provide temporary site fencing to secure the site and to protect the public.

Hoardings will be neat in appearance and stable with lockable access.

The temporary heras fencing will be in good condition and at least 2m high and will prevent unauthorized access to the site.

The fencing will be provided with suitable signage and sufficient warning signs highlighting the dangers of the site.

The fencing will be inspected regularly to ensure its integrity.

The site is in a residential area and therefore the site will be completely enclosed by heras fencing or existing fencing to side/rear boundaries.

Contractors will not be permitted to jeopardise site security.

9. Control of emissions

Construction work might create noise, vibration and dust levels that are disruptive.

Internal hoarding systems and temporary partitions may be erected not only to prevent unauthorised access but to prevent dust from entering other areas.

The Applicant and his contractors will conform to the Control of Noise at Work Regulations and the Control of Vibration at Work Regulations.

Noise is to comply with the recommendation of BS5228 Part 1

Vibration is to comply with recommendation of BS5228 Part 2

There are to be NO fires on site

10. Hours of construction works

Working hours are to be restricted to:-

08.00 to 18.00 Monday to Friday

08.00 to 18.00 Saturdays.

No work on Sundays or Bank Holidays.

No work during the hours of darkness will be undertaken on site.

No loading of plant or materials outside these times.

Exceptions to the above hours are considered on their merits such as emergencies and essential works where it is not practical for them to be carried out at any other time

11. Good neighbour policy

The Applicants' site manager will be directly responsible for relations with the neighbouring properties.

Furthermore, the applicant understands the importance of a good working relationship with all neighbours and will strive to ensure the site works proceed without undue impact on any of the neighbouring properties.

An introduction letter will be sent to properties in the immediate vicinity, and this will outline site contacts with telephone numbers in the event that a neighbour wishes to make contact to discuss an issue.

In the event a neighbour does make contact, the applicant will endeavour to resolve any reasonable issue without delay.

12. Recycling / Disposing of Waste

Excavation and hardstanding arisings that cannot be re-used/re-allocated on site will be collated and collected by licenced waste contractors.

The site manager will be responsible for identifying waste on site.

Re-usable materials will be identified and removed for storage/re-use/onward sale.

Recyclable materials will be identified and removed from site for processing in approved facilities.

13. Wheel Wash Facility

Prior to leaving site, vehicles will be inspected by the site manager, and where necessary wheels will be washed on the hardstanding or kerbside using a Karcher type jet wash.

The site manager will manage the risk of any debris spilling onto the pavement/roadway with regular monitoring.

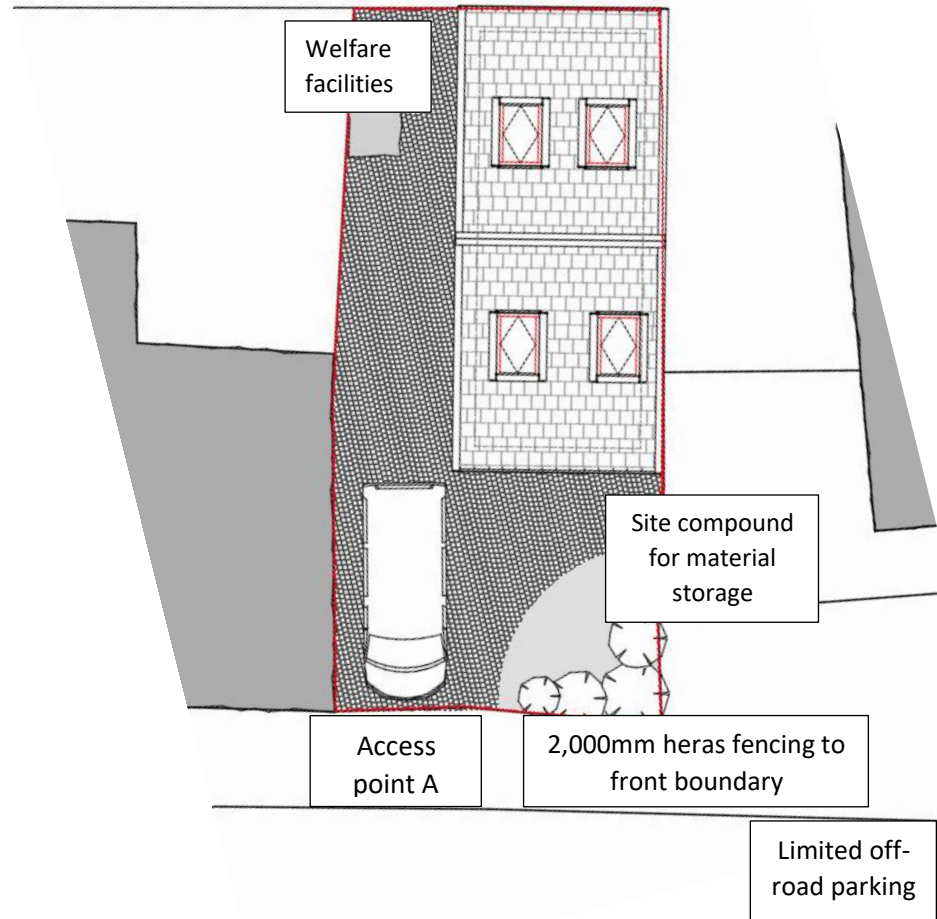
Any debris will be removed at the earliest opportunity by hand with spade and jet wash, as deemed appropriate.

14. Photographic survey

A photographic dilapidations survey of the highways surrounding the site where construction vehicles will arrive/depart has been carried out and these are included in Appendix 2.

Appendix

Appendix A



Appendix B



Preston Road towards junction with Gorton Lane;
Note the substantial cracking



Preston Road at junction with Gorton Lane;
Note historic repairs and cracking



Preston Road outside site entrance;
Note poor condition of pavement and historic repairs



Preston Road; r.h.s. of site entrance (viewed from Preston Rd)
Note poor condition of kerbs



Preston Road; l.h.s. of site entrance (viewed from Preston Rd)

Note poor condition of kerbs and and poor condition of pavement surface.



Preston Road and Gorton Lane junction;
Note existing heavy traffic which regularly use this route and the existing construction works being undertaken at the property opposite.