

METHOD STATEMENT

PREPARED BY:

Plans To Build It Ltd.

FOR:

Mr. Michael O’Sullivan – District Homes CIC.

348 Droylsden Road, Newton Heath, Manchester. M40 1GF.

1.	Particulars of development: Erection of a 4 bedroom attached dwelling with parking and landscaping within the front, side and rear garden (hard standing) of 348 Droylsden Road.
2.	Following a tender period the successful Principal Contractor will undertake the assessments for hazard control which will be specific to the site. Such assessments will include those required under the Management of Health and Safety at Work Regulations 1999.
3.	Site Manager: TBC – subject to successful tendering contractor Date of Works: Commencing within 20 months Duration of Works: approximately 6 months Site Working Hours: Monday-Friday: 9am to 6pm Saturday (if required): 9am to 12pm Sunday/BH: No work
4.	Site Procedures The successful principal contractor will be responsible for maintaining the security of the site and operating its own system to control entry of personnel on site. Unauthorised access to the site will be prevented by hoarding/fencing around the site. During working hours, access gates will be kept closed except when materials and waste are being accessing or leaving the site.
5.	Dust Control Where possible cutting of materials to be done off site however where this is not possible the following measures will be implemented • Wood cutting – machinery to have built in dust extraction • Ground breaking – dust suppression in the form of a mist water spray • Cutting of bricks, blocks and stone – water supported cutting methods • Release of general construction dust – dust to be kept down by good housekeeping and any sweeping of dust to be damped down to prevent dust becoming airborne • Subject to risk assessment in the unlikely event that activities are to generate dust that could leave site, debris netting will be fitted to site boundary fencing • No site fires
6.	All work will comply with • Control of Substances Hazardous to Health Regulations 2002 • HSE Information Sheet on Construction dust – CIS36 • HSE Information Sheet on Toxic Woods – WIS30 • The Construction (Design and Management) Regulations 2015

2 | Method Statement – 348 Droylsden Road

7.	Protection of the Highway and Neighbouring Properties All loaded skips and lorries leaving the site are to be covered; and the generation of dust whilst loading and unloading materials must be controlled; for example with the use of chutes, bagging, sheeting and damping down. All works will be undertaken with suitable precautionary measures in place to minimise the effects from noise, dust and vibration. The site will be kept clean and tidy at all times and will accord with any statutory requirements. A supply of water and a means of dispensing will be provided and maintained on site to dampen any dust created from construction activities in order to minimise any emissions from the premises, this will be monitored by the Site Manager at all times. All reasonable steps will be taken to reduce any adverse effects of noise generated by the construction works. Guidelines are set out in BS 5288; Code of Practice for Noise and Vibration Control will be followed to ensure the works are considerate of the public and minimise undue impact to neighbouring properties. The successful Principal Contractor will take all necessary precautions to prevent the occurrence of smoke emissions or fumes from site plant or stored fuels. In particular, plant will be well maintained and measures taken to ensure they are not left running for long periods when not in use. The following rules will be adhered to: • All internal demolition works shall only be carried out between the hours of 9am and 6pm Monday to Friday and between 8am and 12pm on Saturdays. No work will be carried out on Sundays or Bank Holidays. • All equipment will have appropriate noise control measures. • The location of all plant and machinery will be positioned as far as reasonably practical from sensitive receptors, specifically members of the public and adjacent residential properties. • Public footpaths and highways will be kept in a clean and tidy state; wheels will be cleaned of dust with water before leaving site in order to avoid dust transference. • No burning of materials under and circumstances will take place on site. The principal contractor will liaise with all neighbours who may be affected by the works to appraise them of key activities and milestones. A contact number will be posted on the hoarding. The site manager will keep a log of all contact along with any a record of any unneighbourly behaviour which can be provided to the Local Planning Authority by request.
8.	Waste Management Waste from the site will be dealt with in accordance with Section 34 of the Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) Regulations 1991. Waste will be removed from site by a licenced carrier and taken to a waste transfer station for recycling.
9.	Protection of Watercourses During demolition all gulleys will be protected by hessian filters and sandbags to prevent debris entering any watercourses or drains.

10.	Construction Traffic and Access to Site Site operatives and visitors will park on site in the existing off road parking to the front of the building. All vehicle movements and deliveries will be subject to the control of the Site Manager in liaison with immediate neighbours and members of the public and wherever possible will be undertaken off the highway and within the site boundary.
11.	Skips are to be located within the site boundary Any deliveries to site will be within the working hours stated above.
12.	Site Management Appendix A contains a Site Location Plan showing the red line site boundary. Yours sincerely