

Construction Method Statement

**RESIDENTIAL DEVELOPMENT
402 WILMSLOW ROAD
DIDSBURY
MANCHESTER**



*MICHAEL OUGHTON ASSOCIATES
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EAVES GREEN
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Introduction

This plan has been prepared to set out how Conditions of the Planning Approval Conditions (Application Ref No. 130100/FO/2021 will be discharged.

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

Condition

a) A construction programme including phasing of works

A detailed programme has been attached within appendix one of this plan. The works will not be phased but carried out as single construction project

b) 24-hour emergency contact number

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

c) Expected number and type of vehicles accessing the site

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 5 No per week the total number will depend on the nature of the ground and the construction depths

Concrete mixers wagons

360 Excavator

15 tonne flatbed delivery lorries

10 tonne flatbed delivery lorries

Concrete mixers and concrete pump

Skip Lorries

Transit type vans

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

d) Deliveries, Waste, cranes, equipment, plant, works, visitors

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 Wellington Road. Where space is not available site vehicles will drop off materials or equipment and move away to safe parking areas.

The drop off areas will be stoned up and wheel cleaning stations will be set up at the exit positions to prevent mud migrating onto the road way.

e) The use of a consolidation operation or scheme for the delivery of materials and goods

Wherever possible a consolidation operation will be employed for the site, this will be dependent on the availability of materials and equipment. The construction planners and purchasers will arrange for deliveries to be consolidated where ever possible and in line with the programme.

f) Phasing of the works

The project will be programmed into one phase for the whole of the project. The project elements will be the extension, alteration and refurbishment of the existing property.

g) Reduction in number of vehicle movements and parking

Wherever possible all staff will be bussed to the site from a central location and then returned to the drop off point that will be where all site parking will be located. There is a small amount of parking on site so all the workforce will drop off the materials & equipment needed for the work and then remove to a nominated parking area away from the site. Wherever possible local contractors will be used to reduce vehicle movements.

h) Routes for construction traffic

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. Routes within the site are as indicated on the site layout plan supervised by trained banksmen.

i) Locations for loading and unloading and communications

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 banksmen.

The existing site access will be developed and constructed to allow a single point of access and egress, vehicles will be turned within the confines of the rear portion of the site and be stoned up to prevent debris going onto Wellington Road

The access into site will be constructed to the required access standard to withstand the capacity of vehicles entering / existing site.

No vehicles will queue onto the existing carriageway.

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

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 banksmen to ensure the safety of

all pavement and road users. There is enough space on site to allow vehicles to be turned within the site, also all deliveries will be controlled to allow this and prevent reversing onto Wellington Road all deliveries will be managed by trained banksmen onto and off site to ensure safety of the public and road users

j) Locations for storage of plant, waste, construction materials

The attached site plan indicates the position of the storage areas and compound areas.

k) Arrangements for the turning of vehicles within the site boundaries

The site will be maintained to allow the turning of vehicles in the site or on the carriageway. All vehicles entering and leaving the site will be controlled by a banksmen.

l) Arrangements to receive abnormal loads

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 there are no abnormal vehicle envisaged.

m) Any temporary traffic management measures

No carriageway traffic management measures are envisaged during the project

n) Measures to protect vulnerable road users

All vehicles crossing the footpath into or out of the site will be controlled by banksmen

o) Arrangements for temporary facilities

It is not anticipated that temporary facilities will be needed

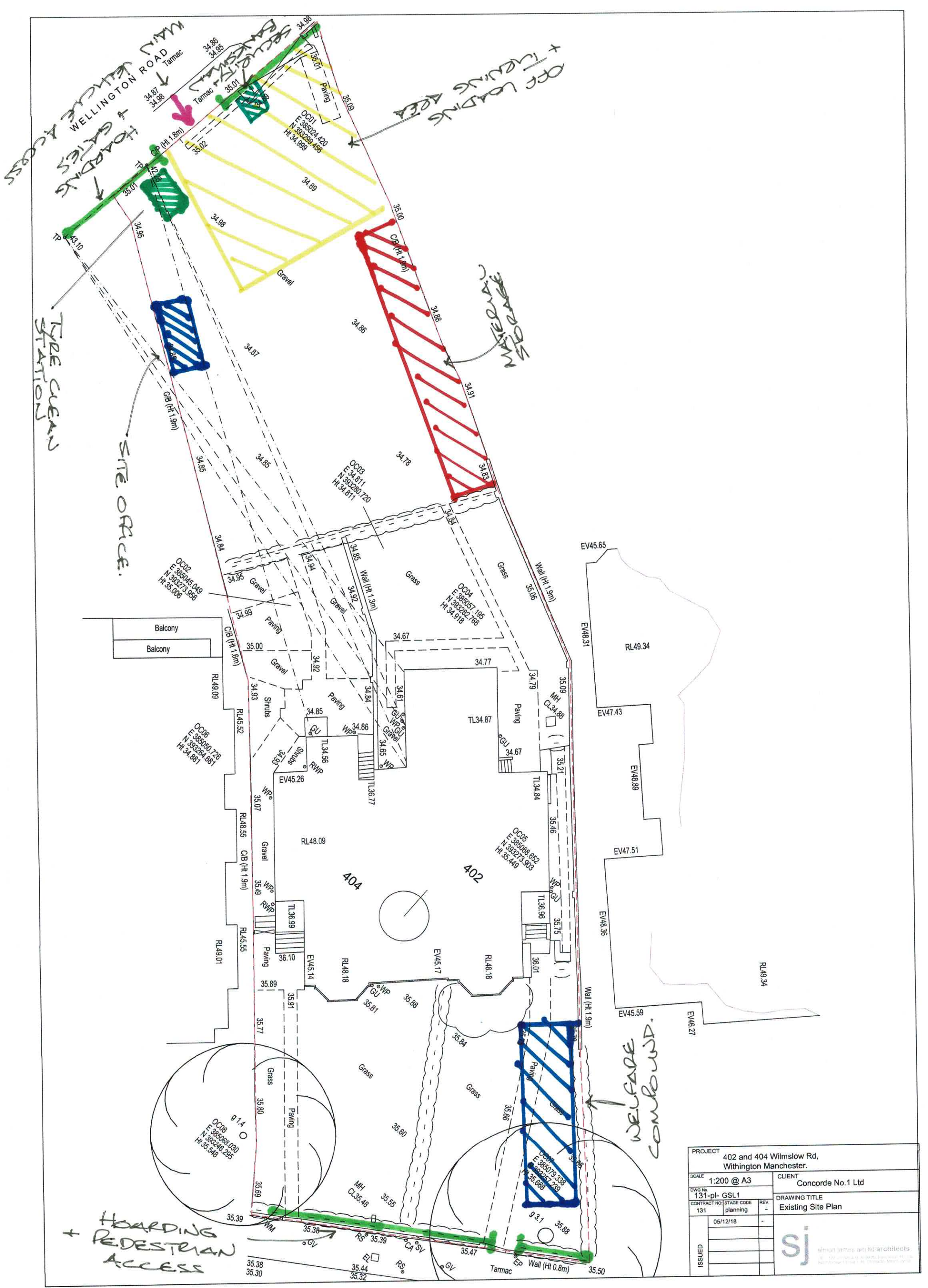
p) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

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.

APPENDIX ONE

SITE PLAN



APPENDIX TWO

DRAFT PROGRAMME

							402 Wilmslow Road, Didsbury																																																																																																									
ID		Task Mode	Task Name	Duration	Start	Finish	September 2022								October 2022								November 2022								December 2022								January 2023								February 2023								March 2023								April 2023								May 2023								June 2023																																	
1			Enabling Works				28	31	03	06	09	12	15	18	21	24	27	30	03	06	09	12	15	18	21	24	27	30	02	05	08	11	14	17	20	23	26	29	02	05	08	11	14	17	20	23	26	29	01	04	07	10	13	16	19	22	25	28	31	03	06	09	12	15	18	21	24	27	02	05	08	11	14	17	20	23	26	29	01	04	07	10	13	16	19	22	25	28	01	04	07	10	13	16	19	22	25	28	01	04	07	10	13	16	19	22	25	28	31	03	06	09
2			Site Set up	3 days	Mon 05/09/22	Wed 07/09/22																																																																																																										
3			Asbestos Removal	5 days	Wed 07/09/22	Tue 13/09/22																																																																																																										
4			Ground Prep & Stoning	4 days	Mon 12/09/22	Thu 15/09/22																																																																																																										
5			Soft Strip	10 days	Mon 19/09/22	Fri 30/09/22																																																																																																										
6			Demolition	5 days	Mon 19/09/22	Fri 23/09/22																																																																																																										
7																																																																																																																
8			Extension																																																																																																													
9			Excavations	3 days	Mon 03/10/22	Wed 05/10/22																																																																																																										
10			Concrete walls, pads & Footings	14 days	Mon 10/10/22	Thu 27/10/22																																																																																																										
11			Steelwork Frame	12 days	Mon 24/10/22	Tue 08/11/22																																																																																																										
12			Drainage	3 days	Mon 10/10/22	Wed 12/10/22																																																																																																										
13			Below Ground Brickwork	7 days	Mon 17/10/22	Tue 25/10/22																																																																																																										
14			Lower ground floor slab	14 days	Mon 24/10/22	Thu 10/11/22																																																																																																										
15			External scaffold	3 days	Mon 14/11/22	Wed 16/11/22																																																																																																										
16			External Walls	21 days	Mon 14/11/22	Mon 12/12/22																																																																																																										
17			Internal walls	30 days	Mon 21/11/22	Fri 30/12/22																																																																																																										
18			Roof	20 days	Mon 21/11/22	Fri 16/12/22																																																																																																										
19			Windows	17 days	Mon 09/01/23	Tue 31/01/23																																																																																																										
20			Staircases	15 days	Mon 05/12/22	Fri 23/12/22																																																																																																										
21			Electrical	30 days	Mon 16/01/23	Fri 24/02/23																																																																																																										
22			Mechanical	30 days	Mon 16/01/23	Fri 24/02/23																																																																																																										
23			Wall finishes	20 days	Mon 06/02/23	Fri 03/03/23																																																																																																										
24			Floor finishes	15 days	Mon 10/04/23	Fri 28/04/23																																																																																																										
25			Ceiling finishes	30 days	Mon 27/02/23	Fri 07/04/23																																																																																																										
26			Decoration	10 days	Mon 10/04/23	Fri 21/04/23																																																																																																										
27																																																																																																																
28			Existing Building																																																																																																													
29			Strip out plaster and partition walls	10 days	Thu 15/09/22	Wed 28/09/22																																																																																																										
30			Investigate existing timber conditions	2 days	Tue 27/09/22	Wed 28/09/22																																																																																																										
31			Needle & pin existing load bearing walls	20 days	Mon 03/10/22	Fri 28/10/22																																																																																																										
32			Install Padstones	20 days	Mon 03/10/22	Fri 28/10/22																																																																																																										
33			Install new steelwork	30 days	Mon 03/10/22	Fri 11/11/22																																																																																																										
34			Remove temporary support	5 days	Mon 14/11/22	Fri 18/11/22																																																																																																										
35			Form openings and square quoins	15 days	Mon 05/12/22	Fri 23/12/22																																																																																																										
36			Adjust new floor heights	20 days	Mon 14/11/22	Fri 09/12/22																																																																																																										
37			New staircases	15 days	Mon 12/12/22	Fri 30/12/22																																																																																																										
38			New partitions	20 days	Mon 16/01/23	Fri 10/02/23																																																																																																										
39			External scaffold	5 days	Mon 02/01/23	Fri 06/01/23																																																																																																										
40			Roof Timbers	10 days	Mon 09/01/23	Fri 20/01/23																																																																																																										
41			Roof Coverings	20 days	Mon 23/01/23	Fri 17/02/23																																																																																																										
42			Install floors	15 days	Mon 23/01/23	Fri 10/02/23																																																																																																										
43			New Windows	20 days	Mon 13/02/23	Fri 10/03/23																																																																																																										
44			Electrical	30 days	Mon 27/02/23	Fri 07/04/23																																																																																																										
45			Mechanical	30 days	Mon 27/02/23	Fri 07/04/23																																																																																																										
46			Wall Finishes	20 days	Mon 10/04/23	Fri 05/05/23																																																																																																										
47			Floor Finishes	15 days	Mon 15/05/23	Fri 02/06/23																																																																																																										
48			Ceiling Finishes	25 days	Mon 03/04/23	Fri 05/05/23																																																																																																										
49			Decoration	15 days	Mon 15/05/23	Fri 02/06/23																																																																																																										
50																																																																																																																
51			Internal Fit Out																																																																																																													
52			Bathrooms	25 days	Mon 13/03/23	Fri 14/04/23																																																																																																										
53			Kitchens	25 days	Mon 03/04/23	Fri 05/05/23																																																																																																										
54																																																																																																																
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56																																																																																																																
57			External Works																																																																																																													
58			Incoming Services	30 days	Mon 02/01/23	Fri 10/02/23																																																																																																										
59			Access position	20 days	Mon 13/03/23	Fri 07/04/23																																																																																																										
60			Boundary Fences	10 days	Mon 10/04/23	Fri 21/04/23																																																																																																										
61			Bin Stores	10 days	Mon 01/05/23	Fri 12/05/23																																																																																																										
62			Car park area & gates	15 days	Mon 15/05/23	Fri 02/06/23																																																																																																										
63			Garden pods	25 days	Mon 17/04/23	Fri 19/05/23																																																																																																										
64			External lighting	5 days	Mon 15/05/23	Fri 19/05/23																																																																																																										
65			Final Lanscaping	5 days	Mon 22/05/23	Fri 26/05/23																																																																																																										

