Gareth Jones
ARCHITECTURE & PROJECT MANAGEMENT

Erection of three storey front extension to create 3 no. additional dwellings with associated alterations to car parking at 5 Cotton Hill, Manchester, M20 4XR

Approval Notice: 33107/FO/2022

Planning Condition 12.

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the City Council as local planning authority. The approved Statement shall be adhered to throughout the construction period. The shall provide for:

a. the designated route for construction and delivery vehicles
b. the parking of vehicles of site operatives and visitors
c. loading and unloading of plant and materials
d. storage of plant and materials used in constructing the development
e. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
f. wheel washing facilities
g. measures to control the emission of dust and dirt during construction
h. a scheme for recycling/disposing of waste resulting from demolition and construction works
i. hours of working

CONSTRUCTION METHOD STATEMENT

1. Introduction.

The construction phase of the 3 storey extension to the front of the Existing Flats at 5 Cotton Hill will be carefully controlled so as not to have significant impacts on the environment and the local community. Both the client and the construction contractor have key responsibilities in ensuring that these environmental impacts are controlled adequately. Management during the construction phase will be delivered through the development of a Construction Management Plan (CMP). The CMP details how the construction phase will be undertaken and managed in accordance with the Planning Application, Planning Conditions, contractual and legislative requirements, and construction industry best practice.

This Construction Method Statement forms part of the planning application for the project and provides details of the requirements for the management of environmental impacts associated with the construction phase of the

project. Further development and commitment of the CMP will be undertaken following selection of Contractors and before commencement of the works.

The contract documentation for the works will include the CMP which will be updated to take account of any commitments agreed during the planning process and will ensure that there are requirements on the contractor to comply with the actions set out in the CMP and to demonstrate how they intend to identify further environmental impacts and implement detailed methods for managing the impacts of works on site.

The CMP will be developed and reviewed during the construction phase and will include information on the review of procedures.

PROJECT ORGANISATION AND RESPONSIBILITIES

The CMP will clearly define the roles and responsibilities of the project team.

Project Manager

The PM will have overall responsibility for monitoring the performance of the scheme against statutory requirements and the agreed objectives and targets.

1) Review and approve the CMP together with any specialist procedures and identify the need for any improvements.
2) Identify the competence of all contractors to be employed for the works.
3) Review construction method statements regarding environmental impacts and advise of improvements prior to works commencing
4) Provide main contact between contractor and client on environmental and construction issues.

Construction Team

1) Develop and review the CMP, method statements, work instructions and other specialist procedures.
2) Identify competence requirements for all staff and ensure delivery of training to the project scheme.
3) Review and improve method statements for environmental aspects prior to works commencing.
4) Monitor construction activities to ensure that identified and appropriate control measures are effective and ensure compliance with the CMP.
5) Act as point of contact between the regulatory authorities and the project on all issues.
6) Provision of advice and liaison with subcontractors to ensure that all risks are identified, and appropriate controls developed which are identified within the method statements.
7) Assist with the development and undertaking of site staff training.
8) Liaison with the Project Manager.
9) Monitor construction works to ensure any necessary control measures are in place and meet the requirements of the CMP
10) Carry out weekly site inspections and report any actions required
11) Maintain training register and provide training where necessary
12) Ensure correct procedures are adhered to in the event of an environmental incident.
13) Provide information on waste management and reduction procedures.
14) Implementation of environmental controls on site

PROJECT COMMUNICATION AND CO-ORDINATION

Periodic meetings will be held between the team members to discuss performance to date, the need for any improvements, results of inspections and ant complaints received. Upcoming work operations will be reviewed in order to plan any necessary actions to avoid risks and to discuss and communicate information on best practice. If necessary, representatives of the Statutory Authorities will be invited to attend site meetings.

TRAINING

A training plan will be developed within the CMP which will identify competency requirements for all staff and will detail any training needs. Records of competence and training will be maintained, and all staff inducted on the environmental issues related to the project and the CMP. Toolbox talks covering specific environmental aspects held as and when necessary.

OPERATIONAL CONTROL

Site works will be checked against the CMP requirements. Any mitigation measures that have been agreed with the Statutory Authorities, or are part of the planning conditions, will be put in place prior to the undertaking of the works and all relevant staff briefed accordingly.
Method statements that are prepared for the works will be reviewed / approved by the Project Manager prior to works commencing.

PARTY WALL AGREEMENTS

It is not anticipated that any party wall agreements will be required, the buildings have been set far enough away from the Adjacent properties.

CHECKING AND CORRECTIVE ACTION

Daily inspections of the site and the works will minimise the risk of environmental damage and ensure compliance with the CMP. Any environmental incidents are to be reported to the Site Manager who will undertake weekly inspections and complete an assessment of the project's performance regarding the contents of the CMP. Following these inspections, the Manager will produce a report detailing the findings which will be issued to the Project Manager and reviewed at the next project meeting.

SITE WELFARE

Construction site welfare facilities are legal requirements under health and safety legislation (such as the CDM Regulations). Contractors must provide readily accessible, well-lit, and ventilated facilities, specifically including:

- Toilets & Washing Facilities: Sinks must have hot and cold (or warm) running water, soap, and towels or dryers. Separate lockable rooms for men and women are required.
- Drinking Water: Fresh, potable drinking water must be clearly marked and supplied with cups.
- Changing & Drying Rooms: Necessary if special protective clothing is worn, with secure lockers for personal belongings.
- Rest Areas: Sheltered spaces equipped with seating (with backs), tables, and facilities to heat water and prepare food

The above Welfare facilities will be provided by the use of the adjacent ground floor apartment to the extension which is in the same ownership of the client.

SITE HOARDINGS

Please refer to Appendix A, for the site set up plan *(2603 (90) 02 – Site Set Up Plan)*. The existing boundary onto Cotton Hill consists of a brick and metal rail fence 1800mm high which will be retained for the duration of the works and after completion. The existing access to the site off Cotton Hill will be used as the site access for both deliveries and waste collection.
Heras fencing will be provided within the site to separate the construction area from the 3 existing accesses to the existing property. All other boundaries will remain as existing.
All fencing will be checked on a daily basis for both security and structure.

ENVIRONMENTAL CONTROL MEASURES

Specific procedures to manage the key environmental aspects of the project will be developed by the contractor prior to work commencing which will include the following: -

Wheel Washing

A dedicated Gate Person will inspect all vehicles on leaving the works and will wheel wash as required using a powered jet wash and brush. The adjacent road will be swept as required.

Dust Suppression

No specific mitigation, other than adopting best construction practices are proposed.

1) Damping down of excavated and stockpiled material during drier periods.
2) Netting of external scaffolding.
3) The use of dust suppressing attachments to tools

The CMP will ensure that measures are in place to minimise dust during construction activities.

Fires on Site

Fires are not to be used on site at any time during construction.

- Fires will not to be used as a means of disposing of waste material, all waste materials are to be stored correctly in skips and removed from site regularly.
- Fire extinguishers are to be on site and checked on a weekly basis.
- Flammable substances not in use are stored correctly (metal cupboard and signed)
- Unwanted articles are not stored in the building (providing fuel for fires)
- All hot works permits are to be in place and adhered to at all times.

Recycling of Waste

A site waste management plan will be prepared prior to the works commencing. All waste material will be segregated in to dedicated skips and will be removed from site by a licensed waste carrier. The skips will be located as shown on the site layout plan.

Storage of Materials

Construction materials such as cement, oils and fuels for site plant etc have the potential to cause pollution. All fuel, oil and chemical storage will be sited on an impervious base with a secured bund of adequate storage capacity. Mobile plant would be refuelled either off site or within a designated area of hard standing.

Construction Phase Traffic

In order to mitigate the impact of construction traffic during peak hours, a traffic management plan will be developed and implemented. This plan will focus on.

1) Co-ordination of car parking for construction personnel (on site)
2) Restriction of unnecessary vehicle movements during the day.
3) Co-ordination of deliveries to arrive outside peak times where appropriate.
4) Dedicated gate person.
5) Off road deliveries and unloading.

See attached Plan, there will be parking on site for 3 vehicles while the site has scaffold erected, however while the site has scaffold sub-contractors will be limited to bricklayers and joiners, and then roofers to enable the scaffold to be dropped, during this period if additional parking is required it will be off site and arranged in advance.

Once the scaffold has been dropped there will be additional parking on site on the driveways which will coincide with when additional labour will be required for the internal trades. The surface finishes for the drives will be phased to ensure there is always parking available.

Due to the restricted site there will be times when it is not possible to leave the site in a forward gear, when this is unavoidable a banks person will be on site to guide them safely off site.

Noise and Vibration

It is not envisaged that issues associated with noise and vibration will be encountered but industry recognised controls will be instigated and controlled.

Several safeguards exist to minimise the effects of construction noise, and these will apply during the construction phase.

1) All machinery brought to site to be silenced or sound reduced models.
2) All pneumatic tools fitted with silencers or mufflers.
3) All plant to be sited so the noise impact to adjacent properties is minimised.

Problems concerning noise from construction works can sometimes be avoided by taking a considerate and neighbourly approach to relations with residents. Works should not be undertaken outside the hours agreed with the local authority.

Experience from other sites has shown that by implementing the above measures, noise levels can be reduced by 5dB(A) or more. As construction works are temporary and noise levels are for worst case situation no further mitigation measures are considered necessary.

The CMP defines the measures to control and limit noise omissions and vibration levels at residential locations.

Special mitigation methods will be implemented by the contractor during construction activities identified as having the highest potential to cause disturbance from either noise and or vibration.

Best Practicable means (BMP) of noise control will be applied during construction works to minimise noise and vibration at neighbouring residential properties.

The site management team will monitor the contractors programme of noise and vibration control. If levels are exceeded, works will be ceased until an alternative method is found.

Many of the activities which generate noise can be mitigated to some degree by careful operation of machinery and tools.

This can be addressed and monitored by tool box talks and site inductions to include: -

a. Administrative and legislative control
b. Control of working hours
c. Control of delivery areas and times
d. Physically screening the site
e. Control of noise and vibration via contract specification of limits

Hours of Working

Monday – Friday Start at 7:30 am (heavy plant and machinery 8:00am) Finish 6:00pm
Saturday Start 9:00am Finish 1:00pm
Sundays and Bank Holidays – Site closed

Complaints Procedure

It is important that members of the public or interested parties are able to make valid complaints about the construction works. Complaints can provide valuable feedback which helps to reduce potential impacts and will also allow the construction methods to be refined and improved.
Any complaints will be logged and responded to within 24 hours and any actions implemented within an agreed timescale to achieve a satisfactory outcome for all parties.

APPENDIX A (Site Setup Plan)

