

CONSTRUCTION METHOD STATEMENT

Spout Farm, Preston Road, Longridge PR3 3BE
November 2017

Planning Approval: 3/2016/0580

In response to Condition number 15 on the above approval which states:

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the submitted statement shall provide details of:

- A. The location of parking of vehicles of site operatives and visitors.
- B. The location for the loading and unloading of plant and materials.
- C. The location of storage of plant and materials used in constructing the development.
- D. The locations of security hoarding.
- E. The location and nature of wheel washing facilities to prevent mud and stones/debris being carried onto the Highway (For the avoidance of doubt such facilities shall remain in place for the duration of the construction phase of the development) and the timings/frequencies of mechanical sweeping of the adjacent roads/highway.
- F. Periods when plant and materials trips should not be made to and from the site (mainly peak hours but the developer to identify times when trips of this nature should not be made).
- G. The highway routes of plant and material deliveries to and from the site.
- H. Measures to ensure that construction and delivery vehicles do not impede access to adjoining properties.
- I. Days and Hours of operation for all construction works.

The approved statement shall be adhered to throughout the construction period of the development.

The applicant's proposals are as follows:

Management Structure

1no Site Manager
1no Assistant Site Manager (part duration)
1no Fork Lift Driver (part duration)
2no Labourer (part duration)

The above staffing requirements may vary subject to pace of build.

The remainder of the Construction Method Statement will follow the referencing detailed in the Outline Planning Approval:

Security

The applicant owns additional land beyond the consented site. This extended curtilage has established and secure boundaries that will be retained, monitored and, where necessary, repaired/replaced. The boundary with the construction site (as shown between the points marked A:C on the annexed plan) will be secured with heras fencing and metal vehicular gates

at the entrance to the construction site that is marked B on the annexed plan. Changes may be made to suit the scheme and operations being carried out at the time.

The applicant or his contractor may also utilise security cameras which will be designed by the sub-contractor to provide surveillance of the compound and site areas. Guards may be utilised on site at certain points during the build.

Proposed Hours of Operation for Construction Work

Monday - Friday	08:00 – 18:00 (plant operation times)
Saturdays	08:00 – 14:00 (plant operation times)
Sundays	No works planned presently
Bank Holidays	No works planned presently

Details of Site Compound & Storage of Plant and Materials

The proposed location for the site compound is off the new estate road within the construction site the following facilities are proposed:

1no	Site Office / Meeting Room
1no	Canteen
1no	Drying Room
1no	Toilet Block
4no	Storage Container

The compound and welfare facilities may increase dependant on the pace of build and staffing / material requirements. Please refer to the enclosed plan detailing the compound set up.

Plant and materials will be stored both on site and within the compound.

The areas and method of loading and unloading of plant and materials and the areas for storage of plant and materials

A defined 'Stores' area will be established within the Site perimeter, away from all main access / egress points on the Construction Site.

Adjacent to the stores area will be a segregated (un)loading area for plant and materials. All (un)loading activities will only be carried out within the specified (un)loading area and fully within the boundary of the construction site.

This area will be manned by site staff, to coordinate and control all vehicle movements in the area and ensure that all plant and materials are safely (un)loaded and stored in a suitable and sufficient manner.

Methods for dust control and suppression and undertaking of regular dust monitoring including when dust control / suppression are to be implemented

It is the Policy of the applicant to reduce any hazards arising from exposure to dust that is produced on the applicant or his contractors site as far as reasonably practicable

Exposure to (especially containing respirable crystalline silica) can lead to the slow development of the irreversible lung disease Silicosis. Heavy and prolonged exposure under

conditions that are sufficient to cause Silicosis can also lead to an increased risk of lung cancer. All contractors carrying out activities such as mechanical cutting and grinding of stone, concrete and site transport that create substantial amounts of dust will ensure the following hierarchy of prevention is implemented:

- Adequate ventilation provided, or
- Water suppression system used, or
- Local ventilation system (vacuum) system used.

In addition, a dust mask to p3 standard must be worn by the operators of machinery creating the dust by persons carrying out sweeping up activities.

Where the above hierarchy cannot be employed those exposed to the dust must wear Respiratory Protection Equipment (RPE) – to grade APF 40 (full face respirator with filter to p3 standard).

Contractors must ensure that dust created by their work activities does not affect the health of other workers, residents and members of the public.

Details of Wheel-Washing Facilities Including Location

Wheel wash facilities will be located at the Access / Egress point on the construction site. All delivery and construction vehicles on site will go through the wheel wash facility prior to leaving site onto public roads. In addition to this, a road sweeper will be utilised on the project at varying points throughout each working day to ensure control of soil contamination / transference of spoil off site. The location of the wheel wash facilities will be confirmed once Site Establishment takes place but will be located a short distance from access / egress points onto site.

With the construction sequence proposed, following the earthworks operation and installation of the road network and compound, all on site vehicle movements will be on hard surfaces which will minimise any material being taken off site and dropped onto the existing road network.

Compliance is BS5228: Part 1 1997 to Minimise Noise

It is the Policy of the applicant to reduce any hazards arising from noise exposure that is produced on the applicant or his contractors sites as far as reasonably practicable

Contractors must ensure that plant and machinery brought onto the site are in good working order and suitably fitted with noise reduction measures, where necessary, and that the assessed level of noise of the plant / machinery is provided by the supplier/owner and made known to those who may be affected.

Where it is not practicable to reduce noise to an acceptable level, the Principal Contractor will arrange for 'Noise Protection Zones' to be established with noise warning notices displayed. All persons entering these areas must wear suitable hearing protection.

Contractors will be responsible for ensuring their workers are provided with the suitable hearing protection and have received information, instruction and training on noise hazards.

All Contractors must cooperate with the Principal Contractor in compliance with any noise levels and periods of permitted noise activities laid down by local authorities, which are necessary to prevent noise nuisance pollution.

Measures to Ensure that Vehicle Access of Adjoining Access Points are not Impeded

A traffic management strategy and associated traffic management plan would be developed and implemented on site to ensure adequate risk controls are in place.

As part of the traffic management strategy it would highlight the requirement for all deliveries and unloading to be made within the curtilage of the Construction Site to ensure that there is no waiting in areas that will impede third parties.

However the site itself is self contained and does not adjoin any premises or accommodation that isn't owned by the applicant

Measures to ensure that there is no burning of waste

The applicant will ensure the implementation of a policy that highlights the controls to be adhered to by all contractors. This includes such things as control and disposal of waste.

Under no circumstance will waste be burned on site.

All Waste is disposed of in designated skips for each waste categorisation required on Site. A defined and segregated waste / skip area will be implemented on site to manage and control waste on Site. All waste will be disposed of by a competent waste contractor that has been approved as part of the applicant's approval framework. Waste Transfer Notes will be provided for all waste removed and monthly waste reports are provided to the applicant highlighting the amount of waste / waste categorisation / type and amount of skips utilised etc. the above process is highlighted to all site staff at Induction.

Location and Details of Site Compounds

Please refer to the Site Management Plan attached

Parking Area(s) for Construction Traffic and Personnel

Please refer to the Site Management Plan attached.

Routing of Construction Vehicles

Please refer to the Site Management Plan and Access To and From Site Plan

Appendices

Documents attached to the Construction Method Statement are as follows:

1. Site Layout
2. Site Management Plan
3. Access Routes To and From Site

SPOUT FARM - SITE MANAGEMENT PLAN

KEY

- existing trees
- new tree planting
- tree grid
- woodland strip planting
- grassed area
- paths and private footpaths
- public footpaths
- court yard access
- court yard car parking
- refuse bin
- SITE COMPOUND
- MATERIALS STORAGE
- CAR PARKING
- ROUTE OF CONSTRUCTION VEHICLES
- B - GATES TO SITE.

House Type 1 - 5 Bed with attached double Garage car parking spaces total 8 Number

House Type 2 - 3 Bed with two parking spaces total 9 Number

House Type 2 gable condition - 3 Bed total 6 Number 3 with attached single Garage and 3 with 2 parki spaces

House Type 3 - 4 Bed with attached extra wide single garage total 6 Number

House Type 4 - 2 Bed with two parking spaces; total 5 Number

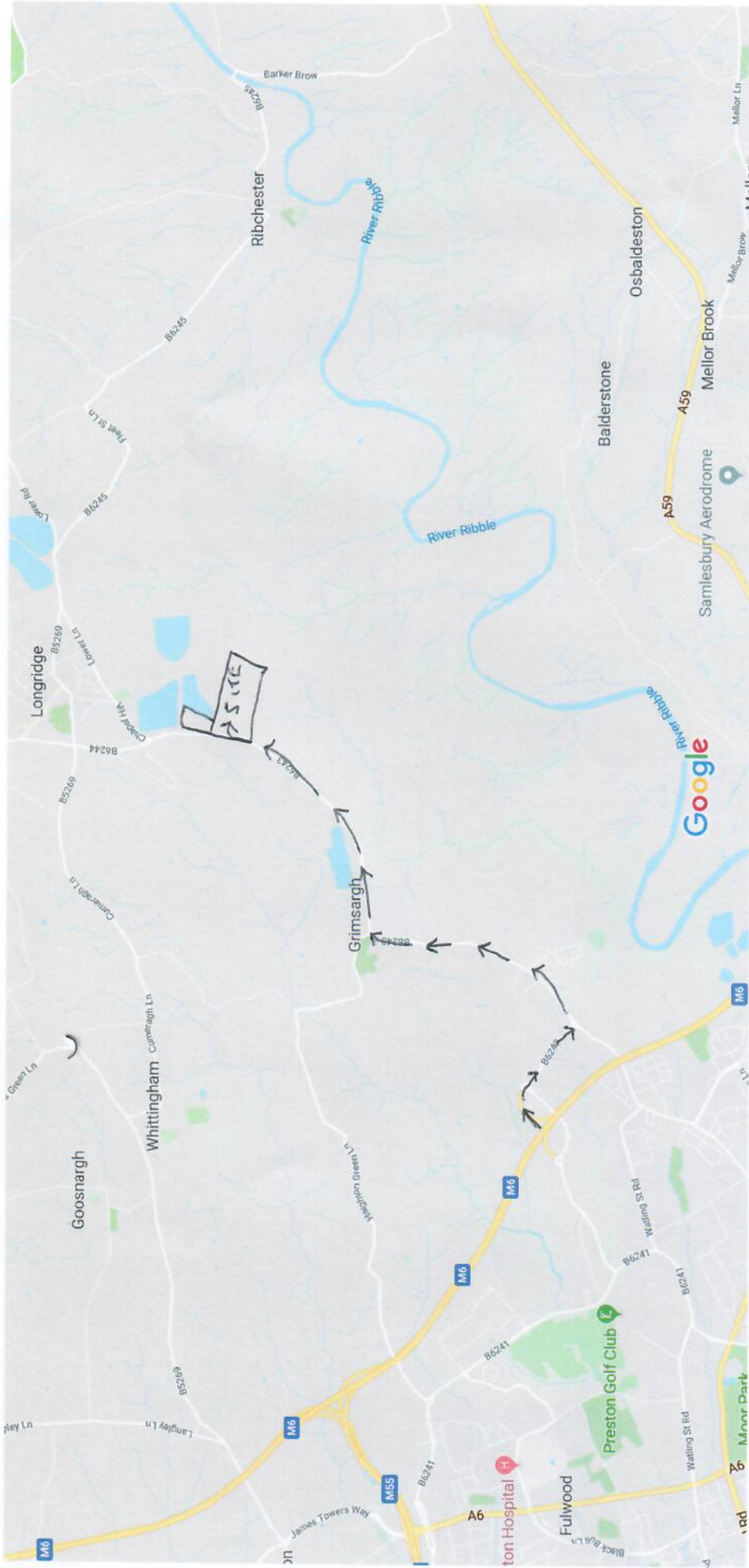


Bus Stop
 relief bus stop 100m
 relief bus stop 200m
 relief bus stop 300m
 relief bus stop 400m
 relief bus stop 500m
 relief bus stop 600m
 relief bus stop 700m
 relief bus stop 800m
 relief bus stop 900m
 relief bus stop 1000m

Notes to be
 hedge to be
 formed back,
 before 15/09/18

ringing station and
 area to be covered with
 sludge permeable
 side vehicle head
 21E screen planting
 parking station set
 to visibility sight

PRESTON ROAD



NOTES:
 1. Do not scale the drawing, use figured dimensions only. 2. The Contractor, Sub Contractor or specialist supplier are responsible for confirming site dimensions prior to fabrication. 3. Any dimensional discrepancies are to be reported to the Architect immediately.



Bus Stop
 Cantilever bus shelter set 450mm from footpath edge; council to adopt or 2.0m wide footway - shown as cross hatching

trees to be pruned and hedge to be trimmed back behind sight line

Pumping Station laid out in accordance with sewers for adoption including permeable service vehicle hard standing
 NOTE: screen planting to pumping station set behind visibility sight line

PRESTON ROAD

sight line to road frontage
 heavy dashed line indicates dropped kerb

New Entrance to Spout Farm House

Barn

Farmhouse

New Entrance to Spout Farm Nursery

Spout Farm Nursery

- existing trees
- new tree planting
- tree grid

- wood land shrub planting
- grassed area
- patio and private footpath
- public footpath
- court yard access
- court yard car parking
- refuse bin

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