

Construction Method Statement / Traffic Management Plan

For

Beck Homes Ltd

Residential Development

Erection of 9 houses

Land adjacent to 97 Woone Lane

CLITHEROE BB7 1BJ



Background

Planning permission was granted 17th August 2018 for the erection of 9No houses on land adjacent to 97 Woone Lane, Clitheroe BB7 1BJ by Ribble Valley Borough Council ref No 3/2018/0535

Scope of Works

The works comprise of the erection of 9no 2 storey houses along with associated parking area, sewers, external works, landscaping and fencing / boundary walls. The development also comprises of a new vehicular access off Woone Lane.

Parking of vehicles for site operatives and visitors

The site is predominately open land. The first phase of the development will be to create the new vehicle entrance and visibility splays to Woone Lane. While this is being created parking will be available on the adjoining public highways. Once the new entrance has been created and the new roadway / parking area stoned up parking will be available on site for both visitors and site operatives. Signage will be erected advising where parking is available.

Loading / Unloading of Plant & Materials

All plant and materials will where possible be delivered in suitable sized loads to ensure lorries have sufficient turning areas within the confines of the site. A banks man will assist any delivery vehicles in turning / entering / exiting the site. Where possible all materials / plant will be loaded and unloaded within the site perimeters. The site office and site compound will also be sited on the stoned up area at the entrance of the site where the parking areas are to be incorporated.

Storage of Plant and Materials

Materials generally will be stored on site as close as possible to their place of use and in a safe and orderable fashion. Where possible materials will only be delivered to site when they are required.

No flammable materials will be stored near the boundary fencing or adjacent to the new buildings.

Plant will be stored so as not to create obstruction, keys shall be removed when not in use and isolators if fitted will be activated. Should any fuel need to be stored on site for plant this will be housed in double skinned bunded tank.

Erection and Maintenance of Security Hoarding

Temporary fencing to the perimeter of the site will be erected at the commencement of the development along with temporary gates fitted at the entrance. The fencing and gates will be checked on a daily basis. Once the

building works to each plot is completed the dividing fences / walls will be erected between the houses.

Wheel washing facilities

The entrance road to the site will be stoned up at the commencement of the development and kept clear of mud, debris and materials at all times. In addition it is anticipated that any excavated material from the development will be recycled on site. This will minimize any mud or debris being spilled onto Woone Lane so there should be no need for wheel washing facilities. However the roads will be inspected on a daily basis and if required a road sweeper will be implemented.

Measures to control the emission of dirt and dust during construction

Dust arising from the ground prevalent in dry spells and generated by wind and plant traversing the site will be controlled by spraying water over the ground from a water bowser.

Dust generated by site works will be controlled by suitable water suppressant or vacuum system attached to the appropriate piece of plant.

Routes to be used by vehicles carrying plant and materials.

There will be only one vehicle access to the site which is on Woone Lane. Due to the restricted width of the road and a sharp bend at the junction of Primrose Road and Woone Lane, the main route for delivery vehicles carrying plant and materials to and from site will be via Greenacre Street and Woone Lane.

Timing of deliveries

The site is within a predominately residential area of Clitheroe. To minimize disruption to the surrounding area and traffic deliveries to site will generally not be made at peak times ie between 8:30am and 9:00am in the morning and between 4:30 and 5:30pm in the evenings Monday – Friday.

The site will generally be open between 8:00am and 5:00pm Monday – Friday and occasional Saturday mornings 8:00am until 1:00pm. No deliveries shall be made outside of these hours.

Maintaining access to adjoining properties

The majority of houses on Woone Lane are terraced properties and generally have no off street parking. The contractor will try and minimize inconvenience to residents and that no delivery vehicles will impede any driveways or rights of way. The timing of deliveries will generally not be at peak times as mentioned earlier to minimise disruption to residents.

Surface water and Pollution prevention

Once the site has been stripped, all the drainage works will take place and laid in accordance with approved drainage layout and details.

Also the first two baskets of the gabion wall will be installed along the rear boundary and back filled with clean stone to ensure that any water on site does not find its way to Mearley Brook.