

Construction Method Statement

On behalf of

Ribble Valley Property Development Ltd

For

Demolition of existing workshop buildings, conversion of two main vacant mill structures to provide 25 residential units, erection of cycle/refuse store, laying out of parking and circulation areas and associated landscaping.

At

Premises formerly known as Lodematic Works, Primrose Rd
Clitheroe.

Background

The planning application for this site is currently deferred pending statutory agreements under s106 of the Town and Country Planning Act 1990. Application 3/2019/0954 refers.

Scope of Works

The works comprise of the demolition of existing workshop buildings, conversion of two main vacant mill structures to provide 25 residential units, erection of cycle/refuse store, laying out of parking and circulation areas and associated landscaping.

a. Parking for vehicles and site operatives and visitors

There is ample on-site parking to the north-east of the site and to the south of the site without any impact on local residents or businesses. There are sufficient external parking spaces for approximately 15 vehicles at any given time without the need to park on any unadopted roads or land not contained within the curtilage of the site. It is anticipated that there will not be any more than 5 vehicles at any one time belonging to site operatives leaving plenty of spaces for any visitors. Additional parking can be made available within the on-site buildings should the need arise.

b. Loading/Unloading of plant and 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 banksman will assist any delivery vehicles in turning/entering/exiting the site.

All materials/plant will be loaded and unloaded within the site perimeters within the compound or directly into the detached storage building to the north east of the site.

A recent swept-path-analysis study has demonstrated that a lorries can enter and leave the site in forward gear to mitigate any unnecessary reversing.

c. Siting and location of site cabins

Due to the size of the plot and the existing facilities already available on site, no site cabins will be required. All welfare issues for site operatives will be addressed utilising existing facilities and rooms within the buildings. No tools will be left on site overnight.

d. Storage of plant and materials

Plant will be stored so as not to create obstruction within the secure large buildings on site, keys shall be removed when not in use and isolators if fitted will be activated.

Materials will be stored on site in the multitude of existing buildings as close as possible to their place of use and in a safe and orderly fashion. Where possible, materials will only be delivered to site when they are required.

Any flammable substances will be stored safely, locked away and a suitable distance from any combustible materials.

e. Siting of security hoarding

All security fencing to the full perimeter of the site has already been erected with temporary gates fitted at the vehicular entrance to the site to the north east of the development. There is no requirement for fencing around any trees to protect the root zones as any trees on site are well away from the site of development. The fencing generally shall be Heras fencing erected and stabilised as per BS 5837:2012. The fencing and gates will be checked on a daily basis. Prior to completion of building works, the boundary fences/walls will be erected between the development and Primrose House.

Appropriate Health and safety signage will be clearly prominent on all sections of security hoarding.

f. Wheel washing facilities

The entrance to the site of the development is surfaced in tarmac and is well maintained. It will be kept clear of mud, debris and materials at all times. It is anticipated that any excavated material (predominantly hardcore) from the development will be loaded within the site on sound hard-standing and removed from site. This will mitigate any mud or debris being spilled onto Primrose Road or Woone Lane. However, wheel washing facilities by means of a pressure washer will be available on site, located in the detached building to the north-east. In addition, the roads will be inspected on a daily basis and if required a road-sweeper will be implemented.

g. Mechanical sweeping of the highway

As per (f) above, it is anticipated that this will not be required due to the nature of the site, however a daily examination of the road surfaces will take place and should the need arise then this will be completed without delay.

h. Timing of deliveries

Woone Lane and Primrose Road are particularly busy roads during mid-week peak traffic hours of 08:00-09:00 hours and 16:30-17:30 hours. It is anticipated that deliveries to site will have no impact on these roads as unloading will take place well away from the public highway and within the curtilage of the site. Deliveries to site will generally not be made during these times in an attempt to minimise traffic on the surrounding roads during these busy times. All deliveries will take place at the vehicular site entrance to the north-east of the development thus having no impact on local businesses or residents.

i. Highway routes to site.

Site operatives will travel to site either along Woone Lane or Primrose Road to access the development. It is anticipated that most deliveries will access site via Woone Lane, continuing onto the short section of unadopted track to the north of the development to the vehicular site entrance.

j. Measures to demonstrate site vehicles and deliveries do not impede access to adjoining properties.

All vehicles used by site operatives will be parked within the site boundaries, taking up no other car parking spaces around the site, this will allow a free flow of traffic to local residents and businesses alike. Delivery vehicles will unload only when safely parked within the confines of the perimeter fencing, thus not blocking any highway or routes to local businesses or residents.

k. Days and hours of operation.

The days and hours of operation for construction works will be 7:30am to 5:30pm Monday to Friday and occasionally 8:00am to 1:00pm on Saturdays. NO work will take place on Sunday or Bank Holidays.

The above excludes any necessary emergency callouts to the site in the case of safety, fire or other requirement that may necessitate emergency measures to take place out of these hours.

l. Site manager contact details

Robert Evans (Director) Ribble Valley Property Development Ltd. Contact number 07772698550

