



EASTHAM'S
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Pump and Tank Installations

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Construction Method Statement and Traffic Management Plan for 'The Woodlands' Development, Hothersall Lane, PR3 2XB

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1 SCOPE OF WORKS

The project comprises; the demolition of the existing woodlands residence and the construction of a replacement dwelling. This includes improvement and alteration to the existing access drive, the formation of a temporary storage area for building materials and the provision of a temporary contractors and visitors car park. Temporary car parking outside of the fenced construction area will also be provided for the residents of the adjacent property, 'Wingfield House'.

2 WORKS UNDERTAKEN BY SPECIALIST SUBCONTRACTORS

- Demolition
- Tree work. In accordance with 'Jon Oliver Arboricultural Impact Assessment
- Electrical work
- Utilities
- Ground Source Heating
- Aluminium Windows
- Internal finishing trades

3 PREPARATORY WORKS

Preliminary work will generally involve improvements to the access drive, setting up the tree root protection areas, perimeter fencing, welfare facilities, storage / unloading areas and vehicle parking areas.

Temporary electrical and water supplies are to be provided via the relevant utility companies.

4 PARKING AND COMPOUND ARRANGEMENTS

All contractor parking and site accommodation/storage will be within the fenced construction area.

Parking on Hothersall Lane will be strictly forbidden.

5 LOADING AND UNLOADING OF PLANT AND MATERIALS

All plant and materials will be unloaded/loaded within the designated fenced area.

The confines of the site do not lend themselves to a one-way system. Once construction starts vehicles will be required to manoeuvre on site and exit in forwards direction. When this occurs, a competent banks man will be in attendance. All wagons fitted with a Hiab will be required to comply with LOLER.

6 STORAGE OF PLANT AND MATERIALS USED IN THE CONSTRUCTION

Materials will be stored on site as close to their place of use as possible and in an orderly fashion. Lay down areas will be set out for trades such as steel work and cladding and suitably fenced off. No flammable materials will be stored near boundary fencing or existing buildings. Storage of flammable materials in and around buildings under construction, will be strictly monitored and controlled. Plant will be stored on site in an orderly fashion. Keys will be removed and isolators, if fitted, will be activated when plant is not in use. Fuel for plant will not be stored on site and when brought to site will be poured or pumped directly into the plant.

7 ERECTION AND MAINTENANCE OF SECURITY HOARDING

It is not anticipated that a high level of security will be required in the earlier stages of the development. The Principle Contractor will fence off the construction area with 'Heras' fencing or other approved suitable fencing and post appropriate warning signs. The integrity of the security fencing will be checked on a regular basis and repaired, replaced, or upgraded if necessary. The gates to the construction site entrance will be locked when the site is closed. Any other tools and equipment will either be taken away or locked in a secure store each night.

Later in the development, as more expensive equipment arrives on site, it is agreed that an increased level of security will have to be provided.

8 WHEEL WASH ARRANGEMENTS

No road vehicle entering the site will ever have to leave the hard standing, so mud on tyres will not be an issue. We will however have a pressure washer set up in a designated wheel washing area and an operative available to wash the wheels of any vehicle before it leaves the site if deemed necessary.

No vehicle will ever be permitted to leave the site with excess dirt on its wheels.

9 CONTROLLING THE EMISSIONS OF DUST AND DIRT 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 with a hose pipe. Dust generated by site works will be controlled by suitable water suppressant or vacuum system attached to the power tool or item of plant.

10 DETAILS OF WORKING HOURS

The general operating hours of the site will be between 7.30am and 6.00pm Monday to Friday. Weekend work may sometimes be required. If so, Saturday hours will be between 8:30am and 2:00pm. Additional restrictions will be placed on particularly noisy or disruptive activities. No construction works will be undertaken on Sundays or bank holidays.

11 DELIVERY REGIME FOR MATERIALS & PLANT TO SITE

Deliveries to site will be arranged between the hours of
8:00am - 5:00pm Monday to Friday and
8:30am - 1:00pm on Saturday

On entering the premise deliveries will follow the designated traffic system. All drivers will report to the site office prior to entering the construction area.

12 WASTE MANAGEMENT PLAN

At Eastham's Building Contractors we are committed to caring for the environment and the prevention of pollution. We are an ISO 14001 registered company and as such are obliged to minimise waste, promote recycling and continually improve our environmental performance.

Any waste produced or removed from site during the development will be dealt with in accordance with all relevant environmental legislation. All waste materials that leave site will be recorded in the site waste log.

It is our intention, to recycle any suitable granular sub-base that we encounter during excavation works. This material will be re used in the construction of hard standing areas on the new development.

Due to time constraints and limited space, segregation on site of all the general waste, is not reasonably practicable.

Any waste metal will be segregated on site and recycled in accordance with our waste plan.

Masonry and re-useable timber will also be segregated on site and where possible re-used during the development.

All the other general waste materials will be placed in a general waste skip. For example, packaging, un-usable timber, offcuts of insulation, plastics and empty containers etc. This general waste will then be taken to a waste recycling station in accordance with our waste plan. The waste will be segregated at the waste recycling station where typically 99% of it will be diverted from landfill by either recycling or using as fuel for energy production.

Soil arising from construction activities will be re used in landscaped areas on site.

It may be possible to re-use some clay on site. Where possible this will be done, however some clay arising from construction activities will have to be removed from site. This will be disposed of in accordance with our waste plan.

It is unlikely, given the previous use of the site, that contaminated ground will be encountered. However, if contaminated ground is discovered the advice of an environmental consultant will be immediately sought.

Any contaminated waste to be removed from site will be subject to analysis and be disposed of at a suitably licensed disposal facility in accordance with our waste plan.

13 TRAFFIC MANAGEMENT PLAN

Initially before any other construction work is carried out, the existing access drive will be altered and slightly widened.

Exact dates for this are at present unknown, however this will be done prior to the commencement of the main development.

This single entrance and exit point will be the only access and egress for the site.

A strict no parking or waiting policy will be enforced on Hothersall Lane for all construction vehicles.

Adequate parking will be provided for contractors and visitors in a designated area on site.

Suppliers and contractors will be notified of this policy.

Deliveries will be scheduled to arrive during normal working hours as previously detailed in section 11. Deliveries when possible will be staggered to avoid congestion.

The delivery vehicles will be directed to drive onto the site, where they will be unloaded before leaving. All delivery vehicles will be supervised whilst on site and assisted where necessary whilst reversing.

Particularly large vehicles that may not be able to turn around on site will be directed to turn around at Hothersall Farm, drive back up Hothersall Lane and under the supervision of a banksman reverse into the site.

Road vehicles will be prevented from entering any muddy areas of the site and will be directed to stay on the hardstanding areas.

No vehicle will be allowed to leave the site with excess dirt on its wheels.

