

CONSTRUCTION METHOD STATEMENT

Land at 74 Higher Road, Longridge, Lancashire

Outline Planning Approval: T2350/W/17/3186969

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

No development shall take place within a phase (pursuant to condition 3 of this consent) until a Construction Method Statement for the relevant phase 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) Days and hours of operation for all construction works.***
- h) Details of good practice and management measures to be employed during the development, including the identification of suitable of suitable highway routes for plant and material deliveries to and from the site, and measures to ensure that construction and delivery vehicles do not impede access to and from the site.***

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

This statement relates to the earth works and construction of 123 number residential properties and the associated works referred to and approved on the above Outline Planning Approval.

All works will be in accordance with ISO 14001:2004 Environmental Management Systems

Proposed Management Structure

- 1 - Site Manager
- 1 - Assistant Site Manager
- 1 / 2 - Fork Lift Driver (part duration)
- 1 / 2 - Labourer / Material Controller (part duration)
- 1 - Banksman

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:

Demolition of the Bungalow:

For the demolition of the bungalow, this will be dealt with as an independent piece of work in advance of the main construction of the road, sewers and 123 dwellings with the demolition contractor assuming responsibility for the site and all health and safety considerations until completion of the demolition works. Onward as the client, under CDM will assume these duties and ensure the contractor in turn fulfils their duties.

Initial discussions have already been opened with the residents of number 70 and 76 Higher Road including the requirement that the Party Wall Act will need to be adopted and an award issued before the main contract works will commence. The demolition of the bungalow to ground level could be undertaken in advance of this and the timing of all the pre start works will determine whether it will be in place prior to demolition.

Onward when meeting the residents have assured them that there will be continual dialogue and that we will remain in contact to ensure that minimal disruption occurs where possible.

The demolition contractor will fully secure the work area on all side and provide debris netting to the temporary fencing to reduce dust and materials being able to pass into the neighbouring properties.

There will be a self-contained welfare / office / toilet unit due to the tight work area and small nature of this contract and the number of operatives on the site at any one time

Working hours of the demolition works will be:

Monday – Friday:	08:00 – 18:00
Saturday	09:00 – 13:00

The property will be demolished by both hand, to allow the reclamation of certain materials and by mechanical means.

Materials will be removed from site by way of skips which will be delivered and exchanged on an as required basis, and should materials require dampening then the contractor will provide water to reduce dust in the work area. Should there be sufficient material to allow removal by lorry a 8 wheeled rigid lorry will be loaded by an excavator.

There is a small amount of asbestos that has been identified in the property from the survey that has been undertaken and this will be removed in accordance with current legislation.

Plant will be brought to site via a rigid lorry due to the constraints of the road network and parking on Higher Road.

On completion of the demolition, the ground will be left graded, similar to the current gradient of the land, free from obstructions ready for the main contract works to commence. The security fencing will remain in situ to ensure the area is secure as these will be required for the full duration of the development.

Main Contract Works

a) The location of parking of vehicles of site operatives and visitors

Details of Site Compound & Storage of Plant and Materials

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

1no	9m Site Office
1no	9m Meeting Room
1 / 2no	9m Canteen / Drying Room
1no	9m ground works office
1no	9m 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 attached plan in appendix 1 details the locations of the proposed compound and storage areas that will be formed when the road has been installed in full. Due to the nature of this site, the road and sewers need to be installed and formed in full as the first operation on the development due to the drainage and needing to provide positive outfalls from the development. Foundation works will commence as the road progress but on completion of the road, gates will be set back from Higher Road allowing vehicles to drive straight into the site and a full one way system for deliveries will be provided and a clean running surface to minimise soil being spread on the local road network.

b) The location for the loading and unloading of plant and materials

A defined 'Storage' area will be established within the Site perimeter, away from all main access / egress points on 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 undertaken from the newly constructed road to ensure soil is not transferred from the site to the adopted highway

This area will be a qualified banksman coordinating deliveries, and coordinate / 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. This will also monitor the delivery vehicles exiting site back onto the adopted highway.

c) *The location of storage of plant and materials used in constructing the development*

The attached plan in appendix 1 details the locations of the proposed location where plant will be stored when the site is not in operation and the location of the materials storage area

The forklift will be parked within the site compound area.

Grounworkers excavators and plant will be stored in their respective area of the materials storage area.

d) *The locations of security hoarding*

Metal vehicular gates will be installed at the entrance, set into the site to allow lorries to pull off the road and not obstruct the local road network when arriving at site. Changes may be made to suit the scheme and operations being carried out at the time.

The perimeter of the site will be fenced where there is insufficient boundary protections provided by the current hedges / fences to ensure that unauthorised access on the development cannot be gained

The principal contractor may also utilise security cameras which will be designed by a specialist sub-contractor to provide surveillance of the compound and site. Guards may be utilised on site at certain points during the build for added protection.

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*

Wheel wash facilities will be located at the site Access / Egress point. All delivery and construction vehicles on site will go through the wheel wash facility prior to leaving site and entering the adopted highway. In addition to this, a road sweeper will be utilised both on and off site to control soil contamination / transference to the adopted highway.

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.

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)

As part of the order placement, subcontractors and material suppliers will be provided with a site instruction information pack. This will include details of the routes that deliveries will take to access the development and also the times that site will accept deliveries.

It is proposed that deliveries will only be accepted by site during the hours of:

Monday - Friday	08:00 – 18:00
Saturdays	09:00 – 13:00

g) Days and hours of operation for all construction works.

Proposed Programme Dates

Demolition of Bungalow:	Jan 2024
Erect Hoarding and Signage:	Dec 2024
Earthworks and Groundworks:	Dec 2024
Superstructure Construction:	Jun 2025
Anticipated Completion of Build:	Sept 2027

Hours of Operation for Construction Work

Monday - Friday	08:00 – 18:00
Saturdays	09:00 – 13:00

Construction deliveries to and from the site and construction works shall not take place on Sundays and Bank Holidays, unless otherwise prior agreed in writing with the local planning authority. All works will be undertaken in accordance with BS5228:2009.

h) Details of good practice and management measures to be employed during the development, including the identification of suitable of suitable highway routes for plant and material deliveries to and from the site, and measures to ensure that construction and delivery vehicles do not impede access to and from the site.

As part of the order placement, subcontractors and material suppliers will be provided with site instruction information. This will include details of the routes that deliveries will take to access the development. Two routes have been identified and these are found in appendix 3

Both routes start the journey from leaving the local motorway network and will direct drivers to the site via the most direct and accessible route to minimise disruption in the local area and to local residents on the routes to the site.

In addition, good practice industry guidelines will be adopted

Dust

It is Onwards Policy to reduce any hazards arising from exposure to dust that is produced on all sites 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.

Please find attached Onwards Standard Working Practice document – “Control of Dust” to help illustrate the above point further.

Measure relating to construction waste management

Environmental Policy highlights the controls to be adhered to within the company. 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 Sub Contractor approval framework. Waste Transfer Notes will be provided for all waste removed and monthly waste reports are provided to 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.

Pollution prevention to include odour suppression, temporary drainage measures, control on re-fuelling activities and measures such as cut-off trenches to control gas mitigation

Refuelling will be undertaken in a designated location at the site compound area. All fuel tanks used on site are bunded and will be locked at all times when not in use. In addition, the site will have a spill kit available so any fuel be spilt to control and clean up the area in isolation and to avoid spread.

Odours and gas mitigation are not deemed to be required due to the ground conditions as seen in the submitted site investigation reports.

Temporary drainage – following the site strip, the initial works to be undertaken is to reprofile the site into development platforms. The only way this can be undertaken is to construct the road, drainage and retaining walls at the onset. With the installation and connection of the drainage to the sewer network, all surface water from the new hard standing will be discharged through the sewer network. Garden areas will be reviewed on site and measure will be taken if required.

Soil resource management including stock pile management

The preparation will involve the topsoil being scraped into piles and stored in sealed bunds on the site area. These initial locations will be determined by the ground worker to allow free movement of plant.

The Remediation and Earth Works Strategy is appended detailing the strategy that the ground workers will use to provide the development platforms for the site. These development platforms will also include retaining walls as well as bringing the sub structures up to a ground floor slab. The roads, sewers and plot drives will also be constructed at this very early stage.

As each section of properties are nearing completion of the sub structure, the top soil bunds will then be relocated into the rear gardens of the respective properties for future use in creating the rear gardens. The front garden topsoil will be located near the compound area and transported into the gardens at the relevant time in the build.

Noise

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

Contractors must ensure that plant and machinery brought onto the Group's sites 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.

Please find attached our Standard Working Practice – "Control of Noise" to help illustrate this point further.

Vibration monitoring will be undertaken during operations such as piling where vibrations will occur. In advance of these operations, limits will be put in place in line with the British Standards in accordance with the method statement of the chosen Sub Contractor. Copies of the monitoring will be available should they be required.

Asbestos

On new build projects, the main risk of coming into contact presumed ACM's is at the initial stage when groundworks / remediation activities are taking place. All Ground Investigations / Site Investigations will be interrogated for the presence of Asbestos Containing Materials. If these investigations highlight the possibility of ACM's on site, Risk Controls will be implemented to ensure that no construction personnel come into contact with ACM's. a Licenced Asbestos Removal Contractor will be utilised for the encapsulation / removal of any ACM's from Site. All contractors will sign into an 'Asbestos' Risk Assessment highlighting what to do in the event of coming into contact with ACMs. (stop work immediately and inform the Site Manager) This is also reiterated at Induction. If required, a watching brief will be put in place during any groundworks activities where there are presumed ACM's.

However, based on the findings of the Intrusive Site Investigation, no contamination was found but should Asbestos be uncovered, the Site Manager will act in accordance with the above

Measures to ensure that there is no burning of waste

Our Environmental Policy highlights the controls to be adhered to within the company. 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 Sub Contractor approval framework. Waste Transfer Notes will be provided for all waste removed and monthly waste reports are provided 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

Appendices

Documents attached to the Construction Method Statement are as follows:

1. Site Layout
2. Site Logistics Plan
3. Access Routes To Site
4. Google Earth Plan of the local area
5. Demolition Management Plan
6. Standard Working Practice in relation to Control of Dust
7. Standard Working Practice in relation to Control of Noise