

Construction Method Statement

For

Construction of one b2 industrial building and one b2/b8 industrial building

Planning Permission ref: 22/01538/FUL

Approval Date: 23rd July 2024

Programme Start Date: March 2025

Programme Completion Date: March 2026

Key factors to consider:

- Public safety
- Environmental Protection
- Traffic Management

This Construction Method Statement has been prepared to satisfy Condition 7 of the planning permission ref 10/24/0317 which states:

'Prior to commencement of development, a Construction Management Statement / Construction Traffic Management Plan (to include traffic management details) shall be submitted to and approved in writing by the Local Planning Authority. The construction phase shall then be undertaken in accordance with the approved statement.'

Outline Statement

In addition to this document a Traffic Management Plan is attached which shows access routes and the proposed setup of the site. The site is located to the south of Hanson Close, Middleton on an existing brownfield site within a built up industrial area. The grid reference for the centre of the site is easting 387528; northing 406100. The site is rectangular in shape and relatively flat with broken tarmac and concrete surfacing following the demolition of the buildings which previously occupied the site. The Site is bounded to the north by Hanson Close and south by the river Irk. the southern boundary is formed with a solid brick wall roughly 1.5-2m tall..

The site was previously occupied by a depot consisting of three small buildings which have now been demolished. Prior to this a mill stood on the site originally constructed in the 1900's.

Prior to commencing works

Prior to commencing works on site the contractor must identify and isolate any incoming services including gas main, electricity and water supplies. A comprehensive utility search has been provided to the contractor highlighting which services are within close proximity to the site and the associated constraints. These include:

- Electricity mains (Electricity North West)
- Water Mains (United Utilities)
- Drainage (United Utilities)
- Gas mains (Cadent)
- Telecomms (BT, Openreach, Virgin Media)

All relevant consents must be in place for working in proximity to utilities and the contractor must submit the relevant risk assessments and applications for new connections.

The contractor must conduct surveys of the existing drainage system on site and in proximity to the site to assess if any repair work or lining is required and to locate exact positions prior to commencing works.

No Site clearance works has been undertaken from March-August (Bird nesting season).

Any arisings and spoil from the reduced level dig which are intended to be removed from site must be accompanied by the relevant waste transfer notices.

The Parking of Vehicles of Site Operatives and Visitors

A temporary compound will be formed within the site parameters. Parking will not be allowed on the public highway. Refer to plan for further details.

Parking of Site Related Vehicles in Vicinity

The parking of workers' and visitors' vehicles in locations other than those stated in the appended plans will be strictly prohibited.

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Vehicular Traffic Movements:

It is anticipated that there will be 12 Contractor cars on site and approximately 5 deliveries per day and small proportion of this will be articulated vehicles.

Contractor and Sub-contractor vehicles must proceed to the designated parking area. Deliveries must be banked into position, unloaded and then escorted off site.

Guiding Vehicles & Unloading:

Plant and materials must be unloaded in the area designated on the site plan and in accordance with Health & Safety procedures.

A site traffic layout is provided which indicates all site turning circles. Reversing is prohibited. An appropriately qualified banksman will assist where required.

Delivery Times:

Deliveries will take place during 07.30-15.00.

Routing of Construction Traffic & Delivery Vehicles:

The routes for construction & delivery traffic are identified in the appended Construction Traffic Management Plan drawing with annotations.

On-Site Material & Plant Storage:

A storage area is to be located on the site compound. A separate bulk material compound will be located on site. Any plant left on site must be fully secured when not in use and surrounded by an internal Heras fence.

Mud and Dust:

Following the reduced level dig the contractor must lay down a working platform of crushed, graded and compacted hardcore of a depth of no less than 300mm. This will provide a stable clean surface for traffic and construction and significantly reduce mud and debris being transported on the wheels of the wagons. The contractor must ensure that an appropriate means of preventing debris from reaching the public highway is adopted. This could be by good vehicle management on site, and good levels of site cleanliness. A method to wash wheels using a jet wash must be employed to ensure vehicles are clean when they leave site. A road sweeper must be used to maintain a clean carriageway as required when necessary.

Standard controls to minimise dust can include offsite machining of materials as far as necessary, on-tool dust suppression and / or extraction for any cutting which must be carried out onsite. All spoil heaps will be sealed and sheeted as necessary, preventing wind-blown dust and rainfall wash-off. In the event of prolonged spells of dry weather, internal traffic routes will be spray misted to minimise dust generated from plant and vehicle movements, and tarmac areas base coated as early as practical to seal them.

Mud and Dust Continued

- Damping down any haul routes with water.
- Ensure bulk materials which are stored on site and materials that are transported from site are covered.
- All cutting operations which generate dust will adopt water fed dust suppression methods.
- Ensure Hanson Close is swept on a regular basis to prevent dust build up and transfer.

Efficacy of the controls must be continuously monitored by the site manager with recorded inspections weekly by the site team and at monthly by the HSEQ auditors.

Waste Management:

All site personnel must comply with the waste 'duty of care'; this means we will:

- Store our waste safely and securely on site e.g. prevent wind-blown materials such as plastics leaving your site; covered skips and bins will assist this
 - Herras type fencing is erected and the watercourse areas with debris netting fitted to prevent windblown debris from entering the watercourse.
 - Prevent any liquid wastes leaching from bins or skips - this includes dry wastes that may become wet, e.g. through exposure to rain; check our waste storage has no holes or damage
 - Develop a site procedure for selecting and managing waste contractors, those that remove our waste, to ensure that they meet our duty of care requirements
 - Only pass waste to authorised persons and companies
 - Have appropriate duty of care documentation, i.e. completed waste transfer notes or consignment notes for hazardous waste for each load of waste removed from the site
 - Prevent hazardous wastes being mixed with other hazardous wastes or non-hazardous wastes.
- Keep all waste transfer notes and consignment notes for 2 and 3 years respectively.

Site Working Hours

Monday - Thursday: 7.30 - 16.30

Friday: 7.30 - 15.30

Saturday 7.00 - 13.00

Site Contact Information

To be confirmed

