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Your ref: 20/00244/FUL

Residential development - 3 detached dwellings
Land Rear Of Langton Terrace,
Rochdale.

Dear Planning,

**Residential development - 3 detached dwellings.
Land Rear Of Langton Terrace, Rochdale – PLANNING REF NO: 20/00244/FUL**

CONSTRUCTION METHOD STATEMENT

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1. INTRODUCTION

The purpose of the Construction Method Statement is to outline the approach to managing the construction works for erection of 3no. dwellings at Land Rear of Langton Terrace, Rochdale. This document includes specific comments on the site establishment, logistics, and the process of managing the overall environment surrounding the property. It will also ensure that the construction works cause the minimum disruption to the adjacent residents with a safe working and living environment maintained. The agreed contents of the Construction Method Statement will form part of the development plan and will be agreed with Rochdale Metropolitan Borough Council. The Plan will constantly be reviewed and any changes or improvements will be added and agreed with the Council and the Plan revised and re-issued. These proposals are to enable third parties to understand the nature of the works and the various construction activities associated with the development. This Construction Method Statement is subject to third party approvals and therefore amendments are likely. Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client. Liaison with the neighbours and interested parties will continue throughout the project, as information is updated and as the project develops. Particular attention will be paid to ensure that the neighbours are kept apprised of progress and future works on the project. The information provided in this document is an overview of the key project activities at Langton Terrace. Generic statements herein are to be further developed into plans, procedures, and detailed method statements as the project develops.

This Plan is to inform interested parties. It will be used as the background for the detailed construction method and risk assessments, and will be included in all specialist trade contractor portions of the works.

2. DESCRIPTION OF PROJECT

The proposed dwellings will comprise ground, first and second floors within the roof space. The buildings are situated at Land off Langton Terrace, Rochdale. The works comprise the construction works for erection of 3no dwellings. The site will have vehicular access and parking.

3. OUTLINE METHOD OF WORKS

3.1 GENERALLY

The proposed site plan relating to this proposed outline method of works is detailed upon the approved drawing 20.2181.32. The proposed preliminary programme for the works setting out the timescales envisaged for the works is for a start on site in quarter 4 of 2020.

3.2 SITE ESTABLISHMENT

Heras fencing will be erected to the front of the site and along the boundary and along the railway side for security and protection, with a personnel site entrance at the front. It will be kept in a clean and tidy condition throughout the works. All fencing will be regularly checked and maintained in a clean and tidy condition and signage will be positioned so it is clearly visible to warn members of the public of any potential hazards surrounding the site. The site accommodation will be located to the rear of the dwellings by way of site cabins, this leaves the pavement access to remain clear. The site will be maintained in a safe and tidy manner with the implementation of good housekeeping procedures regularly checked by our Health and Safety Advisor on fortnightly site inspections and be set up with temporary power, water and drainage throughout the duration of the works.

3.3 SCAFFOLDING

Scaffolding Proposals - The Main Contractor is to submit details of proposed scaffolding, it will be phased in lifts as the dwellings are constructed.

3.4 SITE CLEARANCE

The works will be undertaken in accordance with the Rochdale Metropolitan Borough Council hours of permitted working as below:

Throughout the contractor will endeavour to comply with the guidance provided in BS 5228: Parts 1 and 2 (1984) and part 4 (1986) with regard to noise control during construction and wherever possible use methods to minimize disruption to the neighbours. Materials will be removed via skips situated within the site for the duration of the works.

3.5 EXCAVATIONS

Drainage proposals – Drainage scheme to be provided.

3.6 H&S OBJECTIVES/STANDARDS FOR THE PROJECT

H&S Objectives / Standards

Aim to achieve the following objectives/standards while carrying out the construction work for this project:

- Prevent accidents and ill health to staff, client, (sub)-contractors, third parties and members of the public;
- Achieve all works are carried out in accordance with all relevant legislation and Codes of Practice;
- Provide a place of work that is safe and without risk to health, safety and welfare to all those involved in the project and third parties;
- Consult and communicate to all those involved in the project and listen to given feedback.

Project Specific Objectives / Standards

- No RIDDOR reportable accidents;
- Keep possible disturbance to local residents, businesses and general public to absolute minimum.

3.7 LIASON BETWEEN PARTIES

Liaison with Parties Involved in the Project

Contractors operatives and the sub-contractors are required to co-operate fully with other parties involved in the projects for issues that affect health and safety arrangements on the project.

Meeting minutes and any other relevant information will be circulated to the relevant parties involved in the project.

Liaison with Parties Outside the Project

The Principal Contractor will ensure that regular liaison is carried out between the site and local residents/businesses.

3.8 CONSULTATION WITH WORKFORCE

Workforce consultation plays a key role in the effective health and safety management on site. At the site induction staff members and the sub-contractors will be encouraged to make suggestions, report any unsafe situation, near misses and communicate their concerns and ideas regarding health and safety to the site manager. The Principal Contractor will take into account any reasonable request made by the site operatives or the sub-contractor regarding health and safety matters on site.

3.9 SELECTION OF (SUB-) CONTRACTORS

The client recognises the legal requirement to ensure that sub-contractors appointed directly the company have the necessary health and safety competence and resources to carry out their work in a safe manner. Any prospective sub-contractor not already approved by the company will complete an appropriate Sub-contract Health and Safety Questionnaire which will be appraised.

3.10 H&S INFORMATION FOR (SUB-) CONTRACTORS

Sub-contractors will be issued with relevant health and safety information during the tender process to allow them to resource and plan their works accordingly. The Health and Safety Conditions for Sub-contractors will be issued to every sub-contractor and is applicable to this project. Every sub-contractor to attend a pre-start meeting at which the sub-contractor Quality and Safety Summary is completed to identify duty holders, allocate responsibilities, record common facilities and identify high risk activities and associated controls.

Everyone prior to starting work on site will receive Induction Training at which time all appropriate health and safety information will be given. In addition to the daily management and monitoring of site activities there will be specific Progress Meetings where health and safety will be discussed, Health and Safety Meetings where Sub-contractors and the workforce will be consulted and there will also be briefings for all personnel engaged in high risk activities.

3.11 SITE SECURITY

- Visitors will be requested to identify themselves, and they will not be allowed on site until a member of staff has greeted them.
- All other entrances and exits to the site will remain secured at all times.
- Security and staff will make regular inspections of the site boundary to ensure no suspect packages have been left.
- The Site Manager is responsible for ensuring the site is secure at the end of each working day, including the removal or locking down of any access ladders/ stairs to scaffolding areas.

The scaffolding will be alarmed.

3.12 TRAINING FOR PEOPLE ON SITE

INDUCTION

Prior to any person commencing work on site they will receive Health and Safety Induction Training. The Main Contractor will conduct training for all employees under their control plus for sub-contract management / supervision who are thereafter required to induct their workforce and maintain a record on site of all Induction Training.

RISK MANAGEMENT

All persons associated with site activities which create significant risk of injury will be specifically briefed in the hazards and control measures applicable to the safe system of work. A record will be maintained of the briefing/training.

SPECIFIC TRAINING

All persons employed as plant operators, scaffolders, etc. will be trained to an appropriate training standard, either a CITB Certificate of Training Achievement or equivalent scheme.

TOOL BOX TALKS

Tool Box Talks will be given to instruct and train employees and sub-contractors on specific site tasks as and when necessary. These Tool Box Talks will be recorded and a record maintained on site.

3.13 WELFARE FACILITIES

Welfare arrangements for this project will be as follows:

- Mess room;
- Boiling water;
- Washing facilities;
- Toilets;
- First Aid.

Where sub-contractors provide their own facilities they are in line with the conditions brought to their attention by issue of Health and Safety Conditions for Sub-contractors. The welfare arrangements are explained to all personnel at Induction Training.

3.14 FIRST AID

A suitably equipped First Aid Box, with eye washing solutions, will be available on site at all times together with a trained First Aid provider. If and when a contractor is required to work on site when First Aider is not available, enquiries will be made with those contractors to ensure the availability of a First Aider or an Appointed Person (EFAW). First aid facilities will be assessed and provided as per the Health and Safety (First Aid) Regulations 1981 and a suitable First Aider to remain available throughout the contract. If for any reason the appointed First Aider is not available on site, the Site Manager will make enquiries with the other contractors on site to ascertain if they have any qualified First Aiders.

3.15 FIRE AND EMERGENCY PROCEDURES

Site notice board displayed at appropriate locations will be provided with an Emergency Contacts notice which will provide details of:

- The person responsible for emergency contingencies;
- The procedure for calling Emergency Services;
- The telephone number of the local Hospital, Doctor, Police Station, Gas Board and Electricity Board;
- The name and location of First Aiders.

The Site Manager responsible for Emergency Arrangements and Muster Point arrangements will bring this to the attention of all persons at Induction Training. The company has developed a Site Fire Plan to identify the proposed Fire Escape Routes and how to raise the alarm. Fire Extinguishers will also be provided on site.

3.16 ACCIDENTS REPORTING

The Principal Contractor will provide an Accident Book within the site office and within which all accidents must be recorded. Sub-contractors are responsible for investigating and reporting accidents under their control. They will submit a copy of all RIDDOR Reportable Accidents (F2508 and a full report if requested). Sub-contractors will notify Principal Contractor immediately of any major injury, dangerous occurrence or accident to a third party and they will in conjunction inform the Health and Safety Executive. All accidents will be investigated and action taken to prevent a recurrence. This includes accidents or incidents involving injury, ill-health and property damage. The depth of the investigation and nature of the report will depend upon the severity and complexity of the accident.

Accident investigation and reporting will be carried out by Site Management: however the Company Safety Advisers will assist if required and will always investigate and report of serious accidents.

Through Induction, Pre-Start Meetings and by issue of Health and Safety Conditions for Subcontractors, all persons on site are informed of the procedures for accident reporting.

3.17 RISK ASSESSMENTS (RA)

For the usual activities involved in the construction projects the Principal Contractor will carry out Risk Assessments for Site Based Activities which will be included in the Site File. For the specific activities in the proposed works carrying significant health and safety risks, which are not covered in the Principal Contractors Risk Assessments for Site Based Activities, the PC will develop specific Risk Assessments and Method Statements as listed in section 20 below. All sub-contractors are required, prior to commencing work on site, to provide Risk Assessments for their activities on site. Their Risk Assessments are included in the File available on site. These risk assessments will be checked by the site and contracts manager for compliance with their procedures, and monitored by the director responsible for health and safety.

3.18 METHOD STATEMENTS (MS)

All sub-contractors are required, prior to commencing work on site, to provide Method Statements for their activities on site. Their Risk Assessments are included in the File available on site. These method statements will be checked by the site and contracts manager for compliance with Principal Contractors procedures, and monitored by the director responsible for health and safety.

3.19 SITE SPECIFIC RA AND MS

The specific Risk Assessments (RAs) and Method Statements (MS) are proposed to be developed as the project progresses. Please note that these are in addition to site based Risk Assessments and Method Statements (as mentioned in sections above).

3.20 COSHH ASSESSMENTS

Where harmful substances cannot be substituted with less harmful substances, each subcontractor will be required to maintain and issue a register containing all harmful substances that they intend to use on this project.

For each hazardous substance or process identified, the sub-contractor responsible shall produce a task specific COSHH Assessment and issue a Material Data Sheet for the substance. These will be maintained within the project office.

When using hazardous substances the sub-contractor must provide evidence that the findings of each COSHH Assessment has been communicated to their operatives and those affected by the use. These records will be maintained within the project office.

For the usual activities involved in the construction projects the Principal Contractor will carry out COSHH Assessments which will be included in the Site File. An external Health and Safety Advisor will be responsible for carrying out further COSHH Assessments as required for any additional substances used on the project.

3.21 ARRANGING FOR MONITORING

Arrangements for monitoring site health and safety are as follows:

- Site Management and supervision are responsible for ongoing monitoring of health and safety;
- The site based Management Safety Representative is responsible for monitoring health and safety and in particular he will conduct a weekly formal inspection;
- The Company's Health and Safety Advisers will visit site on a regular basis and will conduct formal audits and inspections;
- All accidents and incidents will be investigated and recorded as per the detail in the Health and Safety;
- Progress meetings will be held at which the health and safety performance will be reviewed;
- At contract completion a review of the Safety Management System and performance of Subcontractors will be undertaken;
- The site safety inspections procedures are monitored by the director responsible for health and safety.

In addition to in-house procedures, an independent health and safety advisor can be employed to perform site based inspections on a fortnightly basis. If employed the advisor will be shown around site by the site manager or an appointed company representative. Should the advisor see fit, then any unsafe practices or unsafe equipment observed may result in works being suspended until rectified.

Following inspection of site, documentation systems will be inspected and all results recorded on approved forms.

3.22 SITE VEHICLE AND VISITOR VEHICLE PARKING

During construction of the project, an on-site parking area is to be identified and provided for both site plant and vehicles as well as for visitor vehicles. Parking areas are to be maintained and positioned in an area where loading and unloading can be completed with ease and with minimal risk to persons on site.

4 HEALTH AND SAFETY FILE

The Principal Contractor to liaise with the Client and Principal Designer on the content and compilation of the Health and Safety File for those aspects of the project under its control. Sub-contractors will be consulted and instructed on the compilation of those aspects for which they are responsible. The external Health and Safety Advisors if appointed will ensure the Health and Safety File information for those aspects of the project under the principal contractors control is completed in accordance with the Pre-construction Information and store all necessary information for inclusion in the Health and Safety File.

DISCHARGE OF CONDITIONS NOTES

A) Details of the routing of demolition and construction vehicles to the site and access and egress arrangements within the site including details of signage, monitoring and enforcement;

Refuse skips located off main access road for ease of use. On site operative is to accompany any deliveries or removals from site to enable safe access and egress to and from the site while minimising disturbance to surrounding buildings. Operatives to usher delivery and removal vehicles from the site while a second site operative is to monitor the access road / main road junction. Second operative is to be provided with hand held signage to notify passing vehicles at junction.

B) Details of site preparation, demolition and construction stages of the works and the likely number and type of vehicle movements involved;

Stage of Work	Vehicle Movements / Stage of Work	Type of Vehicle Movement	Expected Delivery and Collection Times	Expected Material Deliveries
Demolition	Min. 30	- Min. 15 Skips; - Delivery and Removal of Skips; - No material deliveries during demolition.	Between 9:00am and 5:00pm	N/A
Sub-Structure / Excavation	Min. 16	- Min. 7 Skips; - Material delivery; - Delivery and removal of skips;	Between 9:00am and 5:00pm	Expected 1 Material Delivery
Super-Structure	Min. 20	- Min. 5 Slips delivered and removed from site; - Delivery of Materials;	Between 9:00am and 5:00pm	Expected 10 Material Deliveries
External Works	Min. 4	- Min. 1 Skips; - Materials for external use to be delivered to site.	Between 9:00am and 5:00pm	Expected 1 Material Deliveries

(Table A)

C) Details of provisions for any recycling of materials, the provision on site of a storage/delivery area for all vehicles, plant, site huts, site facilities and material storage;

D) Details showing how all vehicles associated with the demolition and construction works are to be properly washed and cleaned to prevent the passage to mud and dirt onto the highway;

E) The methods to be used and the measures to be undertaken to control the emission of dust, smoke, noise and vibration arising from demolition and construction works, all plant and processors;

On site operatives will use a fine mist spray at times when bulk demolition is taking place.

These measures suggest methods for controlling dust and other construction-related airborne materials, which the Contractor should evaluate for applicability in preparing a dust control plan. The specific level of control selected should be based upon Project parameters, including the proximity to occupants of nearby buildings, with the highest level reserved for particularly sensitive populations (e.g., patient care areas, especially those with immunosuppressed or compromised conditions). Contractors should manage dust that may contain Hazardous Materials with additional care to meet Applicable Law and industry standards and to avoid contamination of persons or property.

Control Level 1:

For outdoor or other uncontrolled Projects distant from any sensitive populations, the Contractor should consider the following mitigation measures:

1. Provide misting water sprays sufficient to reduce airborne dusting from demolition work;
2. Apply additional water dust suppression applied during dry weather; and
3. Avoid dust-generating work must be avoided on high wind days.

Control Level 2:

For indoor work areas adjacent to nearby non-sensitive occupied areas where extensive demolition or other dust-generating work is planned, consider the following mitigation measures:

1. Demarcate construction areas from adjacent spaces with appropriate signage;
2. Provide sticky floor mats at immediate entrances to the construction area to reduce dirt and debris transfer from the work area to surrounding halls and corridors;
3. Provide barrier protection at the entrance to the construction area, an exhaust fan within the project area vented to the outdoors, and seal return grilles;
4. Tape all doors except those essential for access;
5. Seal all penetrations in the demising walls prior to demolition;
6. Spray water (amended with a small amount of detergent) during demolition, as required, to reduce airborne particles;
7. Remove construction debris through approved route, covered, netted, or otherwise contained to prevent dust generation, or remove during off-hours times.

NOISE & VIBRATION

The main elements of noise and vibration will result in the demolition and any excavation works. Due to the tight nature of the site the contractor will demolish the existing bungalow by hand manually. There will be no use of large demolition machines or vehicles. The likely noise nuisance would then be falling timbers and rubble, this will be mitigated by the erection of a 22mm plywood temporary barrier located to the sides and rear of the site. The front will remain open as there is approx. 22m to the nearest dwelling at the front.

During the excavation of foundations the digger will be fitted with a muffler to bring the decibel levels down at least 30%, excavation will only take one or two days maximum.

During the above ground construction the noise element that will be most common will be on site cutting of timbers, the timbers will be cut by hand as there is very minimal cutting, the most frequent use of cutting saws will be once the dwellings shell have been erected and the windows are in place so the natural dwellings will mask a lot of the sound as the works progress.

External Stihl saw usage on cutting masonry will be very minimal, if cutting is required then the contractor will implement the following.

- Use special “sound dampened blades” instead of grinding disks for aluminium cutting.
- Where possible, use machine outside, but beware of noise annoyance to adjacent spaces.
- Use mobile screens to isolate area from adjacent work areas, if masonry cutting becomes excessive.
- Use of rubber matting under the machine if used on a bench top. This will help prevent vibration transmission through the bench.

F) During construction, whilst any earth is exposed, robust measures to deter birds from feeding at the site;

Fine net mesh system is to be used over exposed foundations while site is closed. The fine net system prevents nesting of local birds within excavated trenches.

G) Details of contractors compound and car parking arrangements;

Sited to the rear / centre of the site between the 3No dwellings and off the private access / drive that will be stoned up for general access during the build phase.

H) Any screening and hoarding details;

Welded mesh heras fencing is to be provided as site hoarding. Specific entrance area within the heras fencing is to be provided for site operatives and clearly indicated. Associated site signage is to be attached to heras fencing.

I) *Delivery and collection times for vehicles associated with demolition and construction works;*

Please see above Table A for details as to delivery times and expected number of deliveries to site.

J) *Details of a community liaison contact for the duration of all works associated with the works including complaints procedures and complaint response procedures;*

Main contractor yet to be confirmed. Details to be provide upon appointment of contractor.

K) *Details of contractors membership of the Considerate Contractors Scheme and provision of an emergency contact number.*

Main contractor yet to be confirmed. Details to be provide upon appointment of contractor.

STREET SWEEPING & CLEANING.

Street sweeping & cleaning at the discretion of the highways officer. Contractor to ensure that there is a contract cleaning company who can clean the road with the sweeping vehicle. The frequency to be at the discretion of the highways officer. The contractor to liaise direct with the highways officer.

5 STRUCTURES ADJACENT TO TITLE BOUNDARY

There are two garage structures that are close to the title boundary, they must not encroach over the title boundary, the contractor is to build the parts of the external walls within the current title boundary of the application site. The garage structures can be constructed from the applicants side / ownership by overhand method so that no workmen, plant or machinery would need to encroach over the boundary to construct the garage structures.