Construction Method Statement

MOLLOY
HALE LTD

Dale Mill, Dale Street, Milnrow, OL16 3NJ

December 2020



Introduction

Conversion of Dale Mill to include the provision of front, rear and side dormer extensions and alterations to its rear elevation to provide 29 apartments. The erection of 2no. three-storey apartment blocks, comprising a total of 39 no. apartments, together with associated car parking, landscaping and infrastructure.

Planning approval was received from Rochdale council on 27th March 2018 under planning reference 16/01540/FUL. This document has been produced in response to planning condition 16 of the associated decision notice.

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Site Management & Access

Hours for site preparation, demolition works, delivery of materials and construction shall not exceed the hours of 7:30am – 6:00pm Monday to Friday; 9:00am – 2:00pm on Saturdays. No work on Sundays.

Security hoarding is already in situ around the entire boundary of the site, ensuring the site is fully secure. The current secure fencing varies in type and height, please see photographs included in appendix 1 for reference. The existing security hoarding will be retained throughout the construction phase.

Access to the site will be via the existing gated entrance on Dale Street. The entrance gates will be locked shut out of hours and hoarding maintained throughout the development as safety is paramount.

During the construction of this project a full site set up will be provided.

Construction Traffic Management Plan

It is expected that most site operatives and visitors will arrive by car, as such works will be phased to ensure there is sufficient parking provision on site at all times, this will always be located within the site compound and with access and egress through the existing site entrance.

We recognise the importance of controlling goods vehicles movements during construction, this will be monitored to ensure there is no congestion caused at the entrance to the site.

No local traffic management measures are anticipated however if they are required they will be agreed with the local authority.

Loading and Unloading of Plant and Materials

A delivery zone will be identified on site for loading and unloading. There will always be someone to assist in the safe loading and unloading of deliveries. Materials will then be manually transported by site operatives to the storage areas or place of immediate use.

Storage of Plant and Materials

The layout of this site provides substantial room for the storage of plant and materials used in constructing the development within the site compound. Additionally, it is the intention that major components will arrive just-in-time to minimise storage space required. The size and layout of the site compound is such that no provision of an off-site holding area for plant or materials is anticipated to be necessary.

Please see appendix 2 for site layout identifying where the plant and materials storage area will be located, this area is outlined in black.

Wheel Washing Facilities

A wheel cleaning procedure will be used in order to mitigate the amount of mud that could potentially be deposited on the highways by vehicles exiting the construction site.

An area close to the site exit will be utilised for wheel washing prior to vehicles leaving site. A power washer will be used to wash off any mud from the vehicle's wheels, with excess mud/slurry being collected and disposed of.

It is anticipated that this will only be required during the initial weeks of the development when the existing ground is removed and the footings for the new buildings are constructed. However, the wheel wash station will remain on site until the development is complete. The proposed wheel cleaning procedure will consist of:

1. Before leaving the site, vehicles will be inspected for any heavy deposits left on wheels. If present, these will be removed manually.
2. Following inspection, all wheels are to be washed down using a high pressure jet wash until clear of all deposits.
3. Vehicles will be permitted to leave site following approval of the site manager / site representative that the above steps have been completed to a satisfactory standard.

On site roads will be kept as free of mud as is practicable during ground working operations. Machine and wagon trafficking around the site will be kept to a minimum in order to reduce the effects of rain on 'broken' ground.

If this is not sufficient, a road sweeper will also be used in the immediate area which will be ordered directly via the site manager.

Dust & Dirt Suppression & Mitigation Measures

The best practical measures of preventing, reducing and minimising dust and dirt emission during construction will be adopted. On site good practice procedures will be followed to adhere to the Core Strategy Policy G9. Planned measures currently include:

- Off site prefabrication to be used, where practical
- Burning of wastes or unwanted materials will not be permitted on site
- Locate machinery and dust generating activities away from receptors
- Create a physical distance and/or barriers between dust/dirt generating activities and receptors
- Cover stockpiles to avoid wind whipping
- Remove any loose materials as soon as possible
- Drop heights will be minimised to control the fall of materials

It is intended to monitor and review the effectiveness of the above dust and dirt mitigation measures as part of the regular site meetings.

Recycling/Disposal of Waste Scheme

The following good waste management procedures will be followed as a general guideline throughout construction works to ensure all waste is dealt with suitably;

- Orders placed will be to the most accurate amount possible to minimise the amount of waste generated
- Material packaging will be checked to find out whether that too can be reused or recycled
- Deliveries will be checked upon arrival and will be rejected if found to be damaged or incomplete
- All storage areas will be secure, safe and weatherproof where necessary to avoid any damage
- The amount of waste reused on site will be maximised to avoid the need to transport materials away from site
- Where reuse isn't possible, the most appropriate waste management option will be identified in line with the waste hierarchy
- Good practice awareness will be promoted on site as part of the health and safety induction/training for site workers
- Different types of waste will be segregated as they are generated into different skips where possible, depending on the space available. However, due to the constraints of the site it is expected a licenced waste management company will be used who can sort, segregate, record and recycle materials from a mixed skip if required.
- Skips leaving site will be securely covered before exiting, as well as any other vehicles that remove waste from the site
- Waste transfer notes will be completed when any waste leaves the site
- It will be ensured that all waste carriers have a valid waste carriers registration certificate and that they dispose of waste at a correctly licenced site

Appendices

- Appendix 1 – Security Hoarding
- Appendix 2 – Plant and Materials Storage Area

Appendix 1 – Security Hoarding













Appendix 2 – Plant and Materials Storage Area

