

Construction Method Statement – 20-05-24

PROJECT No:
1203

PROJECT:
Single Storey Offices – Moss Bridge Road, Rochdale

Planning Application, No:
24/00149/FUL

SITE ADDRESS:
Moss Bridge Road,
Rochdale
OL16 5EA

1.00 DATE OF WORKS

- 1.01 Demolition date to be agreed with contractor
- 1.02 Project length 30 weeks.
- 1.03 Start date of new build to be confirmed.
- 1.04 Project program to be submitted once a contractor has been appointed.

2.00 DESCRIPTION OF PROJECT

Demolition of existing outbuildings and replaced with a single storey office building and {associated parking – already in existence on site}

3.00 INTRODUCTION

3.01 The purpose of the Construction Method Statement is to outline our approach to managing the construction works at Moss Bridge Road, 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 neighbouring commercial buildings 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 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.

3.02 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.

4.00 DESCRIPTION OF PROJECT

4.01 Demolition of existing outbuildings and replaced with a single storey office building and {associated parking – already in existence on site}

5.00 SITE

5.01 Access to the site is off Moss Bridge Road into the main car park and then into the secure working site through gates. A temporary road and turning head are provided within the site along with associated car parking spaces for operatives.

5.02 A security fence/hoarding is to be provided to secure the site [see drawing 1203/CMS/01].

5.03 A secure gate is to be provided at the entrance to the site [see drawing 1203/CMS/01].

6.00 STORAGE

6.01 Two 6-meter x 2.4-meter secure containers are to be placed at the south west of the site on an existing grassed area of the existing site. One of the containers is a site cabin and the other container is for material storage. These containers are to be locked at night [see drawing 1203/CMS/01].

7.00 . PARKING

7.01 2 dedicated parking spaces will be provided on site to keep project traffic off Moss Bridge Road [see drawing 1203/CMS/01].

8.00 LOADING AND UN LOADING

8.01 Loading and unloading will take place off Moss Bridge Road onto the site. All vehicles will reverse onto site with guidance from site supervisor. This strategy allows all deliveries to be unloaded directly onto site, not Moss Bridge Road [see drawing 1203/CMS/01].

9.00 CONTRACTORS PLANT

9.01 The contractor's plant will be kept on site and all keys to all plant will be removed from site at the end of each working day. Once the plant is no longer needed, it will be removed from site [see drawing 1203/CMS/01].

10.00 WC

10.01 A portable toilet will be available to all on site. The portable toilet will be located adjacent to the site cabin in the centre of the site [see drawing 1203/CMS/01].

11.00 SUPERVISION & PERSONEL

Project contractors are still to be appointed. The relevant details: -

Company name/s

Individual name/s

Contact telephone number/s

will be added to this Method statement and sent to Rochdale Borough Council once appointed.

12.00 HOURS OF WORK

Monday to Friday 08:30hrs to 17:00hr

Working on site will not be permitted on Saturdays, Sundays or Public Holidays.

13.00 TRAINING

13.01 All operatives will be adequately trained to carry out required tasks.

13.02 All site operatives will hold current certification and have the following training:

- CSCS certification
- ECS certification
- JIB trade cards
- Working at heights training

14.00 WORKING AT HEIGHTS

14.01 When working at height, site operatives must ensure that the working area is cleared on a period basis to ensure that there is continually a clear and safe working area to prevent slips trips and falls.

13. PPE REQUIREMENTS

13.01 PPE equipment to be provided on site are as follows:

- Hard hats
- Safety boots
- Hi-vis vest
- Safety gloves
- Safety glasses

15.00 WELFARE

15.01 Welfare arrangements are supplied by the client or principal contractor. These should be in line with Schedule 2 of the Construction Design & Management Regulations 2015 (CDM). All sites are to have a minimum amount of welfare facilities available for workers, which include the following:

- Toilets
- Washing facilities
- Drinking water
- Changing rooms and lockers
- Heating
- Rest facilities

16.00 FIRST AID

16.01 The site will have a dedicated first aider. The first aider will make themselves known to everyone on site. Refer to the onsite safety notice board for all first aid information.

16.02 A first aid box with enough equipment to cope with the number of workers on site should be provided for by the client or principal contractor.

16.03 The client or principal contractor should nominate an appointed person to take care of first-aid arrangements.

16.04 The number of appointed first aiders shall be dependent on the number of employees.

17.00 EMERGENCY PROCEDURES

17.01 The client or principal contractor will ensure that the existing site emergency procedures are followed, and that relevant information is given to operatives at time of induction or when changes are made to procedures.

17.02 The closest hospital is:

Rochdale Infirmary - Please note - they only operate an Urgent Care Centre at Rochdale Infirmary, not an A&E department , Tel: 0161 624 0420

17.03 For major incidents The Royal Oldham Hospital, Rochdale Road, Oldham, Greater Manchester, OL1 2JH, Tel: 0161 624 0420

18.00 HAZARDS

18.01 Wheel cleaning facilities are to be provided at the entrance and exit of the site [see drawing 1203/CMS/01].

18.02 Regular spraying of the site during dry periods to prevent emissions of dust and dirt during the construction period.

18.03 The appointed contractor is to provide full details of a scheme for recycling/disposing of waste resulting from demolition and construction works. This scheme is to follow all national and local guidelines/requirements.

18.04 The appointed contractor is to provide full details of noise reduction measures all in accordance with national and local guidelines/requirements.

18.05 The appointed contractor is to provide full details of measures for the protection of the natural environment from accidental spillages, dust and debris.

18.06 The appointed contractor is to provide full details for the protection of the existing water mains and sewers within the site. All in accordance with national and local guidelines/requirements.

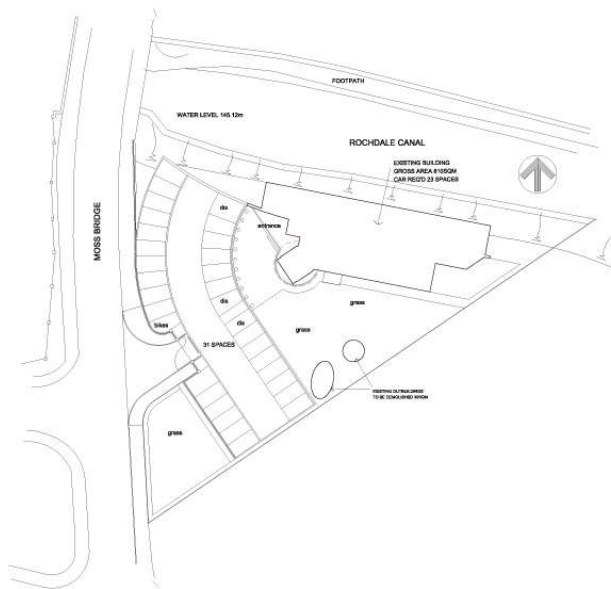
18.07 Percussion Piling - The appointed contractor is to undertake and agree vibration monitoring and equipment stand-off with Canal and River Civil Engineers in accordance with Canal & River Trust Code of Practice:

<https://canalrivertrust.org.uk/media/original/35862-code-of-practice-2022-part-1-general-information.pdf?v=28afb7>

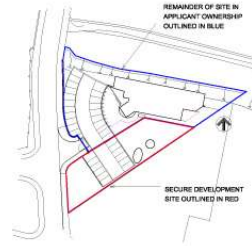
18.08 The appointed contractor is to undertake a risk assessment for the risk of silt laden water runoff from exposed soils and stockpiles and the exposure of the wider environment to dust. This is to be agreed with the Canal and River Civil Engineers in accordance with Canal & River Trust Code of Practice:

<https://canalrivertrust.org.uk/media/original/35862-code-of-practice-2022-part-1-general-information.pdf?v=28afb7>

APPENDICES:



SITE PLAN 1:500



LOCATION PLAN 1:1250

notes
1. Top Of the 118. Cadden, Hadden Bridge, H077P.
Tel: 01452 844679 - 0772038865, E-mail: alums@burrdesign.co.uk
Company No: 5371811, Director: Denise R. Burr, Bt Arch, CIP Arch, MAsD Oxford

revisions
reference remarks

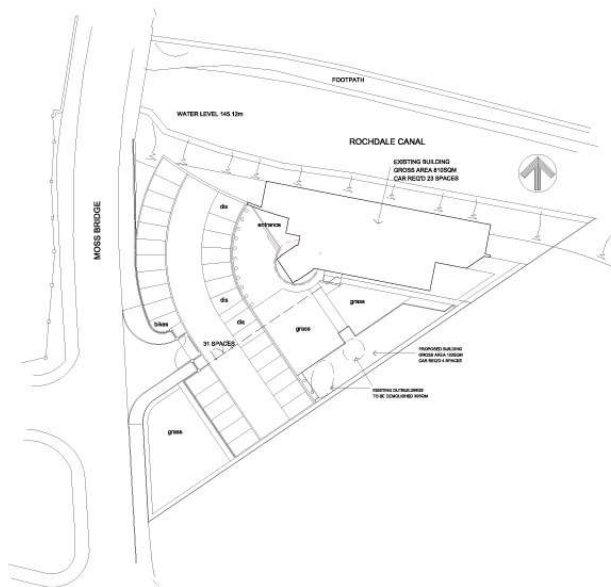
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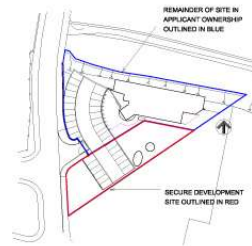
BURR DESIGN ASSOCIATES

project Proposed Offices, Moss Bridge Road
drawing title Existing Site Plan and Location Plan
project ref. 1203 drawing no. EX-LP-SP-01
date 20-05-2024 scale 1:500 & 1250

1203-EX-LP-SP-01 Existing site plan.



SITE PLAN 1:500



LOCATION PLAN 1:1250

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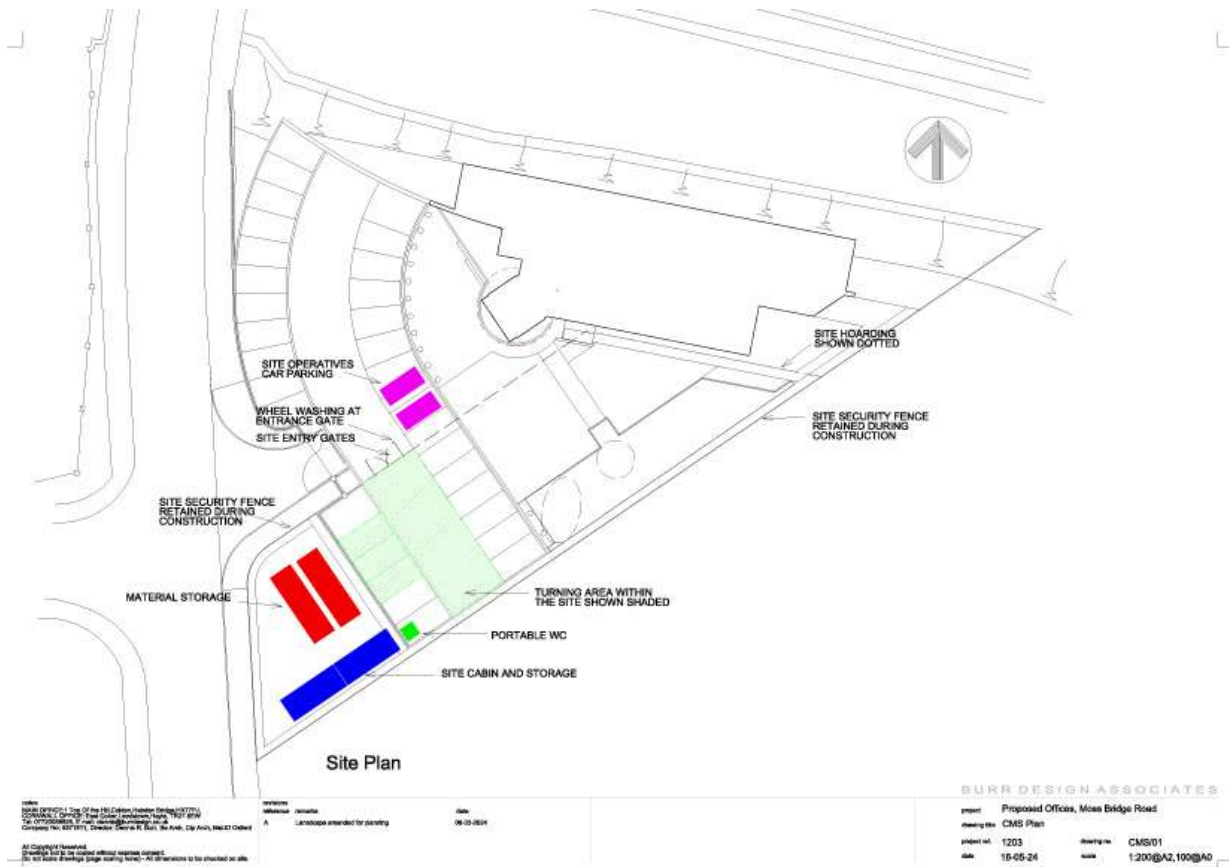
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BURR DESIGN ASSOCIATES

project Proposed Offices, Moss Bridge Road
drawing title Proposed Site Plan and Location Plan
project ref. 1203 drawing no. LP-SP-01
date 20-05-2024 scale 1:500 & 1250 @ A3

1203 LP-SP-01 Proposed site plan.



1203/CMS/01 - CMS Drawing showing plant, parking, storage and loading locations/strategy.