

CONSTRUCTION METHOD STATEMENT

**Brick Ground,
Edenfield Road,
Wolstenholme,
Rochdale,
OL12 7TN**

Revision 1

11/03/2025

Table of Contents

1.	Introduction	3
1.1.	Purpose	3
1.2.	Background	3
2.	The Project	3
2.1.	The Project Details	3
2.2.	Project Location	3
2.3.	The Site	4
3.	Project Management	4
3.1.	Implementation and Monitoring	4
3.2.	Site Access & Parking	4
3.3.	Working Hours & Delivery Hours	5
3.4.	Site Establishment and Hoarding	5
3.5.	Construction Site Layout and Housekeeping	5
3.6.	Storage of Plant and Materials	5
3.7.	Construction Traffic Management	5
3.8.	Loading and Unloading of Materials	5
3.9.	Road Cleaning	6
3.10.	Public Rights of Way	6
3.11.	Control of Dust and Dirt	6
3.12.	Handling of Fuel	6
3.13.	Asbestos	6
3.14.	Contaminated Land	7
3.15.	Pollution Prevention to Watercourses	7
3.16.	Ecological Sensitive Areas	7
4.	Health, Safety, and Environmental (HSE) Requirements	7
4.1.	Risk Assessments	7
4.2.	Safety Measures	8
4.3.	Environmental Considerations	8
5.	Emergency Procedures	9
5.1.	Emergency Contacts	9
5.2.	Evacuation Plan	9
5.3.	First Aid	9
5.4.	Fire Safety	9
6.	Dilapidation Survey	9
6.1.	Pre-Commencement Survey	9
6.2.	Post-Completion Survey	9

1. Introduction

1.1. Purpose

This Construction Method Statement (CMS) has been prepared to discharge Condition 10 of the planning permission granted under Application Reference 23/01256/FUL for the erection of a single detached dwelling on land adjacent to 962 Edenfield Road, Rochdale, OL12 7TN. The CMS outlines the measures and protocols to be implemented during the construction phase to minimise impacts on neighbouring amenities, ensure safety, and protect the natural environment.

1.2. Background

Planning condition 10 of the approved planning permission states:

No development shall take place (including any demolition) until a Construction Method Statement (CMS), has been submitted to, and approved in writing by the Local Planning Authority, which shall include the following:

- I. the parking of vehicles of site operatives and visitors;
- II. loading and unloading of plant and materials;
- III. storage of plant and materials used in constructing the development;
- IV. the erection and maintenance of security hoarding;
- V. measures for the protection of the natural environment from accidental spillages, dust and debris including dedicated protection measures (including high visibility fencing) for the retained trees during and after construction;
- VI. a lighting plan designed to direct any temporary lighting away from the retained trees and hedgerow during and after construction.
- VII. hours of construction, including deliveries (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays).

2. The Project

2.1. The Project Details

The proposed development is to erect a two-storey, four-bedroom detached dwelling following the removal of the existing foundations.

2.2. Project Location

The site is located at the address below:

Brick Ground,
Edenfield Road,
Wolstenholme,
Rochdale,
OL12 7TN

2.3. The Site

The site is a vacant parcel of land with a part-built structure in the east. The client intends to construct a single residential dwelling with an associated driveway and landscaping. The site is surrounded by residential properties and designated Green Belt land.



3. Project Management

3.1. Implementation and Monitoring

- A site manager will be appointed to oversee compliance with this CMS.
- Regular toolbox talks will be conducted to reinforce safety and environmental protocols.
- A complaints log will be maintained to address and resolve any issues raised by neighbours or stakeholders promptly.

3.2. Site Access & Parking

Access to the site will be via Edensfield Road.

A designated parking area will be provided for visitors and site personnel within the site construction compound. Site visitors and contractors will be advised not to park outside the development.

3.3. Working Hours & Delivery Hours

3.3.1. Working Hours

No construction works shall take place outside the hours specified by the local planning authority:

- Monday – Friday: 08:00 - 18:00
- Saturday: 09:00 - 14:00
- Sunday: No work permitted.
- Bank Holidays: No works permitted.

3.3.2. Delivery Hours

Delivery hours are the same as the working hours.

3.4. Site Establishment and Hoarding

The principal contractor will establish adequate security fencing along the development's boundaries to protect the public and prevent unauthorized entry to or exit from the site. Site gates will also be locked when the site is closed.

3.5. Construction Site Layout and Housekeeping

- Suitable and sufficient welfare will be provided for all site personnel.
- All construction waste will be removed from the site at frequent intervals.
- Open fires will be prohibited on site.
- Construction lighting must not cause nuisance to residents under the Environmental Protection Act 1990 (as amended). External lighting will be designated and positioned to:
 - Provide the minimum levels necessary for safe working.
 - Avoid disturbance to adjoining residents and occupiers.
 - Avoid creating dazzle or distraction for drivers using adjacent roads.
 - Seek to minimize light spillage or pollution.
 - Ensure that excess light does not fall on sensitive ecological habitats.

3.6. Storage of Plant and Materials

All plant and materials delivered to the site will be stored within pre-agreed areas within the site boundary. The site will be secured as detailed within '3.4 Site Establishment and Hoarding.'

3.7. Construction Traffic Management

A banksman will be deployed where reversing operations are required; however, reversing on a public road is to be mitigated where possible.

3.8. Loading and Unloading of Materials

Construction plant and materials will be delivered to the site via the site access points as outlined within '3.2 Site Access and Parking.' Areas will be available on site for loading and unloading of materials. Delivery restrictions are to be adhered to as highlighted within '3.3.2 Delivery Hours.'

3.9. Road Cleaning

It is important that the surrounding road network is kept clean. A road sweeper will be used when appropriate to protect the surrounding roads. Road sweeping operations will increase during earth-moving operations.

3.10. Public Rights of Way

A public right of way starts at the northern tip of the access road to the site off Edenfield Road. To ensure the safety and accessibility of this public right of way during construction, the following measures will be implemented:

- **Signage:** Clear and visible signage will be installed at both ends of the public right of way to inform users of the construction activities.
- **Barriers and Fencing:** Temporary barriers and fencing will be erected to separate the construction site from the public right of way, ensuring that users are protected from construction activities.
- **Access Maintenance:** The public right of way will be kept clear of construction materials, debris, and equipment at all times to maintain safe and unobstructed access for users.
- **Communication:** Regular updates will be provided to the local community and users of the public right of way regarding the construction schedule, and safety measures in place.

3.11. Control of Dust and Dirt

Where surfaces are not naturally being sufficiently dampened down during periods of wet weather, surfaces are to be dampened down. This can be achieved by various methods including hoses, tankers/bowsers, and road sweepers. Such measures will not be operating permanently, though will be deployed when necessary. Roads around must be inspected in all weather conditions for dust or mud being transferred onto the roads. Any accumulations must be removed as soon as possible. Any contractors who generate dust through their works must ensure that this does not affect the health of themselves or others, i.e., workers, residents, and the public. This can be achieved using the following methods:

- Adhering to speed limits on site.
- Ensuring surfaces are dampened down with water and swept during dry weather periods.
- Sheeting delivery wagons transporting materials which generate dust.
- Appropriately dampening down works where necessary.
- Sufficiently suppressing cutting/grinding operations with water/shielding.
- Protecting fine granular materials from wind.

3.12. Handling of Fuel

Tools and equipment used on site are to be located in a drip tray when not in use in the event of any unexpected leaks. All refuelling of equipment and mobile plant are to be undertaken with a drip tray. Drip trays and spill kits are to be available on site at all times to control unexpected spillages or leaks. Fuel storage tanks are to be bunded to a capacity of 110% and located inside a bunded storage area. Fuel storage areas are to be located away from any receptors, i.e., watercourses, gullies.

3.13. Asbestos

A full asbestos survey has identified trace amounts of amosite, chrysotile, and crocidolite asbestos fibres in the Made Ground at HP102 at a depth of 0.80 m below ground level (bgl).

3.13.1. Management and Mitigation Measures:

- **Delineation:** Delineate asbestos in HP102 prior to site stripping and redevelopment.
- **Further Testing:** Test stripped topsoil/Made Ground before reuse. Manage impacted materials according to the E3P asbestos risk mitigation model.
- **Cover System:** Implement a 600 mm cover system in garden and landscaped areas if delineation is not performed.
- **PPE and Welfare:** Use appropriate PPE and provide welfare facilities during construction.

3.13.2. Handling and Disposal:

- **Segregation and Disposal:** Handle and dispose of asbestos-containing materials by a competent contractor in accordance with the Control of Asbestos Regulations 2012.

3.13.3. Monitoring and Compliance:

- **Regular Monitoring:** Conduct regular monitoring to ensure compliance.
- **Documentation:** Maintain records of all asbestos management activities.

3.14. Contaminated Land

A watching brief for contamination, as requested in condition 8 of the approval document, will be conducted; if contamination is suspected, works will cease, and the local authority will be notified.

3.15. Pollution Prevention to Watercourses

No watercourses are in proximity to the development. Straw bales and/or gully guards will be placed in drainage gullies to prevent any silt from entering the sewer network.

3.16. Ecological Sensitive Areas

The erection of fencing for the protection of any retained trees shall be undertaken prior to any equipment, machinery, or materials being brought to the site, as stated within the Arboricultural Impact Assessment. No retained tree shall be cut down, uprooted, or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. No removal of or works to any trees or shrubs shall take place during the main bird breeding season (1st March to 31st August inclusive), unless a competent ecologist has undertaken a careful detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting birds on site. Any such written confirmation will be submitted to the local planning authority.

4. Health, Safety, and Environmental (HSE) Requirements

4.1. Risk Assessments

- **Conducted for All Major Activities:** Comprehensive risk assessments will be conducted for all significant construction activities to identify potential hazards and implement appropriate control measures. This includes activities such as site preparation, excavation, coal mine grouting works, and structural work.
- **Documentation:** All risk assessments will be documented and made available to all site personnel.

- **Review and Update:** Risk assessments will be regularly reviewed and updated to reflect any changes in site conditions or construction activities.

4.2. Safety Measures

- **Personal Protective Equipment (PPE):** All site personnel will be required to wear appropriate PPE, including, but not limited to, hard hats, high-visibility vests, safety boots, gloves, and eye protection.
- **Safety Briefings:** Daily safety briefings will be conducted to inform site personnel of potential hazards and safety procedures.
- **Signage:** Clear and visible safety signage will be installed around the site to indicate hazards, mandatory PPE, and emergency procedures.
- **Training:** All site personnel will receive training on site-specific safety procedures and emergency response.

4.3. Environmental Considerations

4.3.1. Waste Management Plan

- A waste management plan will be implemented to ensure proper disposal and recycling of construction waste, as outlined in section 3.5.

4.3.2. Noise Control

- **Noise Barriers:** Stationary equipment, such as generators and compressors, will be located as far from sensitive receptors as possible and acoustically shielded with noise barriers where necessary.
- **Scheduling:** Noisy activities will be scheduled during less sensitive times of the core working hours as outlined in section 3.3, such as mid-morning and mid-afternoon, to minimise disturbance to nearby residents.
- **Equipment & Maintenance:** Where practicable, low-noise equipment will be used, and plant & machinery will be fitted with silencers and maintained regularly to ensure they operate efficiently and produce minimal noise.
- **Monitoring:** Noise levels will be monitored regularly to ensure they do not exceed acceptable limits within BS 5228-1:2009+A1:2014 (Code of practice for noise and vibration control on construction and open sites). Any exceedances will be addressed promptly.

4.3.3. Dust and Debris Control:

- Strategies such as water spraying, covering materials, and using dust suppression equipment will be employed to control dust and debris, as mentioned in section 3.11.

4.3.4. Vibration Monitoring:

- **Scheduling:** Vibration-intensive activities (e.g. excavations) will be carefully planned and limited to working hours and, where possible, during less sensitive times of the day as above.
- **Local Stakeholders:** Nearby residents will be informed in advance of any high vibration works.
- **Monitoring Equipment:** Where required, vibration monitoring equipment will be installed to ensure compliance with BS 5228-2:2009 (vibration control).
- **Mitigation Measures:** Measures such as phased excavation and low-vibration equipment will be implemented to mitigate ground-borne vibrations. If vibration levels exceed acceptable thresholds, mitigation measures such as altering construction methods, reducing equipment usage, or implementing vibration dampening techniques will be employed.

5. Emergency Procedures

5.1. Emergency Contacts

- **List of Contacts:** A list of emergency contact numbers, including the site manager, health and safety officer, local emergency services, and utility providers, will be provided to all site personnel.
- **Display:** Emergency contact numbers will be prominently displayed at key locations around the site.

5.2. Evacuation Plan

- **Routes and Assembly Points:** Clearly marked evacuation routes and assembly points will be established and communicated to all site personnel.
- **Drills:** Regular evacuation drills will be conducted to ensure all personnel are familiar with the procedures.
- **Accountability:** A system will be in place to account for all personnel during an evacuation.

5.3. First Aid

- **First Aid Kits:** Fully stocked first aid kits will be available at multiple locations on site.
- **Trained Personnel:** Trained first aid personnel will be present on site at all times.
- **First Aid Room:** A designated first aid room or area will be established for administering treatment.

5.4. Fire Safety

- **Fire Extinguishers:** Fire extinguishers will be strategically placed around the site, and their locations will be clearly marked.
- **Fire Safety Training:** All personnel will receive fire safety training, including the use of fire extinguishers and evacuation procedures.
- **Fire Drills:** Regular fire drills will be conducted to ensure all personnel are prepared in case of a fire.

6. Dilapidation Survey

6.1. Pre-Commencement Survey

- **Condition Survey:** A full condition survey of the unadopted highway around the site will be conducted before any construction activities commence, as mentioned in section 3.9.
- **Documentation:** The survey will document the existing condition of the highway, including photographs and detailed descriptions.
- **Approval:** The survey report will be submitted to and approved in writing by the Local Planning Authority in coordination with the Local Highways Authority.

6.2. Post-Completion Survey

- **Re-Survey:** Upon completion of the construction activities, a follow-up survey will assess any changes or damage to the highway.
- **Restoration:** Any damage identified during the post-completion survey will be repaired, and the highway will be restored to its pre-development condition or better.
- **Approval:** The restoration work will be inspected and approved by the Local Highways Authority to ensure it meets the required standards.