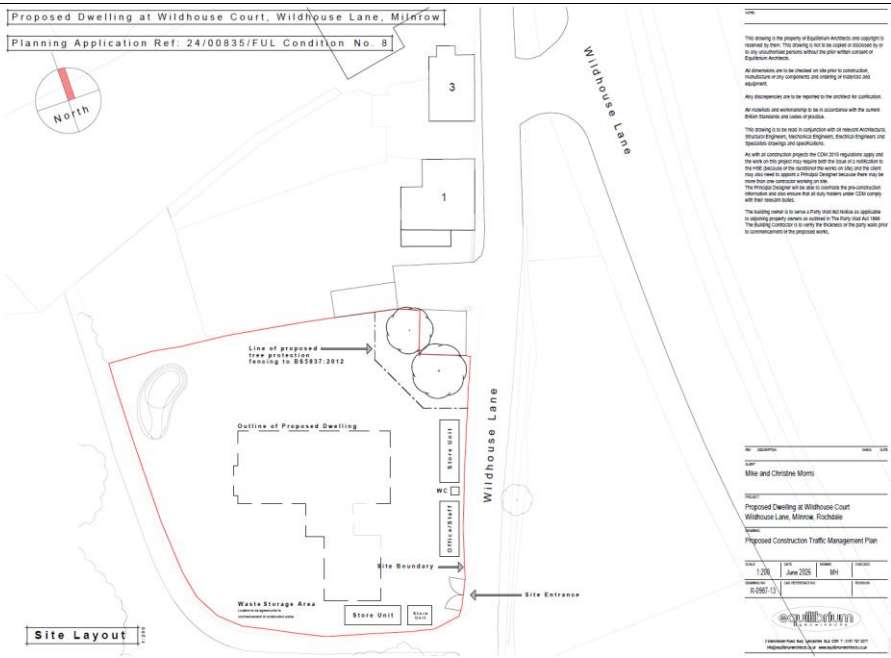


Proposed Construction and Environmental Method Statement for Construction of a Single Dwelling on Land adjacent 1 Wildhouse Court, Wildhouse Lane, Milnrow, OL16 3UU

Ref: R-0987

Date: 29th July 2026

General Information	
Site Address	Land Adjacent to No. 1 Wildhouse Court, Wildhouse Lane, Milnrow, OL16 3UU
Proposed Site Set Up Drawing	 (See attached drawing R-0987-13)
Project Description	Construction of a single bespoke two-storey detached dwelling with a double garage and associated landscaping. The site is accessed off Wildhouse Lane.
Site Working Hours	The proposed construction works, including any material deliveries etc, will only take place within the normal working day (08:00 to 18:00 hours inclusive) Monday to Friday and 08:00 to 13:00 Saturday, with no work to be undertaken on Sundays or on any Bank Holidays. Consideration for the welfare of the occupants / residents of Wildhouse Lane is paramount and throughout the whole duration of the construction works, to ensure that there is no nuisance or any inconvenience created. A leaflet drop will be undertaken with the residents / occupiers of Wildhouse Lane, to provide information regarding the proposed

	works and to provide a point of contact in case any issues arise and which needs to be addressed, including delivery of materials, to occupiers of all properties adjacent the site and site access. The leaflet drop will include all relevant information regarding the commencement and likely duration of the proposed construction works, any likely nuisance to occupiers of properties arising from the proposed works, all relevant contact details, including any emergency out of hours contact details of the developer / main contractor, or contact details where a local resident can make a complaint.
Site Layout	
Access & Egress, including Car Parking	The proposed site access will be off Wildhouse Lane and it is anticipated that the number of trades working on site at any one time will be a maximum of 4. Dedicated car parking will be located within the site for contractor parking and will be restricted to 4 cars at the maximum, to avoid creation of any nuisance to Wildhouse Lane residents.
Site Deliveries	Deliveries will be planned taking in to full consideration the width of Wildhouse Lane, with the majority of the materials for the project being delivered from local builders merchants / suppliers. The site layout will be planned to allow delivery vehicles entering and exiting the site to be in a forward gear. Access roads and carparking areas within the construction site area will be stoned up to provide a clean working area throughout the duration of the project and therefore wheel wash facilities will not be required due to the small scale of this project and that deliveries will be made along surfaces which are tarmaced. Alternative means for wheel washing will be used as required and this will be constantly monitored throughout the duration of the project. Any vehicles leaving the site with excessive mud on its wheels will be hand washed on the site to prevent mud being carried on the nearby roads.
Site Welfare & Storage	A staff welfare cabin will be provided at the front of the site and accessible from the main access road. A dedicated material storage area will be provided to the rear of the site together with a designated waste storage and skip area for the segregation, storage and removal of construction waste. The welfare, storage and waste management areas will remain in place throughout the duration of the project until completion of the proposed dwelling.

Sequence of Works	
Site Set Up	A Construction Phase Plan (CPP) will be produced for this project and will contain all necessary details for the project including working procedures, method statements and risk assessments and will detail safe methods of work for the full duration of the project and in accordance with the Construction Design and Management Regulations 2015. Prior to commencement of the project, enabling works will be carried out including removal of any shrubs / vegetation and surplus top soil and reduced level excavations. Imported stone will be used to form a clean, level working area across the site and which will allow vehicles to drive on and off site for deliveries. Vehicle parking will be restricted to 4 dedicated spaces. All tree protection measures will be provided to ensure that all retained trees and their root systems will not be damaged in any way – and in accordance with the tree impact assessment.
Construction Phase	The contractor will use his best endeavours to minimise the generation of dust arising from construction activities carried out on the site, especially during the dry summer months. Appropriate dust suppression methods will be employed for any activities which are likely to create dust, including the watering down of the source of the dust, particularly in relation to construction activities including cutting and grinding – which will be minimised as far as possible. Dust suppression measures will be in place throughout the whole duration of the proposed construction works. In controlling dust on site, the contractor shall have due regard to the Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456). All works carried out on site will be undertaken in accordance with site specific risk assessments and method statements and as the Contractor's Construction Phase Plan. All operatives will receive all necessary site inductions highlighting site rules and any restrictions proposed for the site. All external works including drainage, formation of the small parking areas will be undertaken as an early work phase. Access into the site will be controlled by the main contractor and via a lockable access gate, which will be maintained at all times to prevent unauthorised access into the site. Throughout the project all works will be constantly monitored, considering safe systems of work, access requirements and consideration of local residents of Wildhouse Lane.

Waste Management	Waste generated during the construction of the proposed dwelling will be managed in accordance with the principles of reduce, reuse and recycle wherever practicable. A designated waste storage area will be established within the site compound for the duration of the construction works. Waste materials will be segregated wherever reasonably practicable into appropriate waste streams, including: • Inert construction waste (soil, stone and hardcore); • Timber; • Metals; • Cardboard and packaging; • Plastics; and • General mixed construction waste. Suitable skips and/or waste containers will be located within the designated compound area and positioned so as not to obstruct site operations, vehicle movements or access routes. Materials suitable for re-use within the development, including excavated soils and stone arising from the works, will be retained on site where practicable. Surplus materials and waste will be removed from site on a regular basis to prevent accumulation. All waste will be collected and removed by appropriately licensed waste carriers and transported to licensed waste transfer, recycling or disposal facilities. Records of waste movements will be maintained by the Principal Contractor where required. The burning of waste materials on site will not be permitted at any time. The location of the waste storage area and skips to be agreed on site.
CDM Regulations 2015	
	All works will be undertaken in accordance with the CDM Regulations 2015 including the undertaking of all relevant duties by each duty holder, the preparation of Pre-Construction Information, notification to HSE and the development of a detailed Construction Phase Plan which will be retained as a live document and updated throughout the duration of the project. The Principal Contractor will undertake the works in a safe and hazard free manner including planning, managing and monitoring of the works on site including all necessary compliance with onsite Health and Safety Legislation.