

70 SWAINSTONE ROAD, READING, BERKSHIRE.

PLANNING CONSENT 200189 - DRAFT

DRAFT CONDITION 9

CONSTRUCTION MANAGEMENT STATEMENT

15/08/2017 -- Rev A, 24/08/2020

Statement to be read in conjunction with Drawing D1234-07

References refer to sequencing of Condition 9 appended to Draft Planning Consent 200189.

A. **On Site Parking**

No on-site parking is possible due to the restricted nature of the site.

Site operative will be required to park at applicants premises at 375 Basingstoke Road and be communally transported to site for drop off and pickup only.

Visitors will be requested to visit between 10.00 and 15.00hrs when street parking for up to 30 minutes is available along Swainstone Road near the junction with Basingstoke Road.

B. **Loading & Unloading**

Bulk materials delivery to applicant's adjacent premises at 375 Basingstoke Road and as needed transportation to site on daily basis by low loader or van

No loading or unloading of plant or materials to be allowed on to the public highway or footpath at any time

Appropriately sized van deliveries will be required to back into car port unload in small quantities and depart from site without delay.

C. **Site Storage - Refer to drawing D1234-07 for locations**

Initially very limited site storage will be available, relying on Item B above.

Limited secure site storage of materials and small equipment is available within the complete building and side access path within the site boundaries

No storage of plant or materials to be allowed on the public highway or foot path at any time

D. Security Hoardings

Existing fencing to side and rear boundaries to be retained

2.400m removable Heras fencing capable of security locking to be provided to the front boundary only

E. Measures to Control Dirt/Mud on Roads

Inspection by site operatives at location (E) and if found necessary washed to remove dirt/mud before leaving site.

Carriageway inspection by designated operative and clean up if necessary

F. Measures to control noise and dust

Water hose to be available at all time during demolition of front extension and debris damped down if necessary to minimize dust.

Demolition works to be undertaken by hand with materials reclaimed as far as possible for re use

No radios to be used externally

G. Traffic Management

None required.

H. Means of Access and removal of waste

Demolished materials and components from the removal of the front single storey protrusion to be loaded into vans and transported to applicant's adjacent premises at 375 Basingstoke Road for disposal by hired skip.

Alternatively

Provision of a mini skip subject trade parking permits from Reading Borough Council for on street parking.

Routes

Off Basingstoke Road along Swainstone Road

Means of Access

Vehicular and pedestrian

Working hours

The hours of noisy construction and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

