



**Scheme for the Control of Noise
and Dust during the Demolition and
Construction Phase**

at

20 Fatherson Road

Reading RG1 4PL

Application no. 160135

Status - For Approval



Contents

Section 1: Source Information

- 1.1 Control of Noise – Environmental Protection Act 1990 Part 111 – Noise & Nuisance Act 1993
- 1.2 Control of Dust - Environmental Protection Act 1990 Part 111
- 1.3 Control of Asbestos Regulations 2012.

Section 2: Issues & Solutions

Issue

- 2.1 Un- Controlled Demolition and Construction activities can cause Noise and Dust Hazardous to Health.

Solution

- 2.2 To Provide a Scheme by way of Risk and Method Statements (RAMS) that outline the Control of Noise and Dust emanating from the site during the Demolition and Construction Phase.

Conclusion

Once the Controls as set out in the RAMS are put in place all the issues and concerns regarding Noise and Dust will be dealt with.

RAMS Attached



20 Fatherson Road

RG1 4PL

Technical Submission Statement

Ridge Interiors has been retained to carry out the Building and Refurbishment Works at the above Property

This submission takes into consideration Reading Planning Condition no. 4

	METHOD STATEMENT	Project No.
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Demolition of Existing Rear Extension at 20 Fatherson Rd Reading

Document Reference No:		
Authorised By:	Name:	Signature:
Company Director	Philip O'Reilly	
Contracts Manager	Alex Helen	
Construction Manager		
Senior Safety Manager (EBSG)	Jim Murphy	
Safety Manager		

Issued to: Reading Planning Application no. 160135		
Response required by	MS Approved/Agreed by:	
MS Approved/Agreed Status: <i>(Indicate by circling relevant option)</i>	YES <i>(Accepted, ready for implementation.)</i>	NO <i>(Rejected, work cannot commence, must be amended & resubmitted.)</i>

Revision Records				
Version No	Issue Date	Pages / Section Amended	Prepared by	Approved/Agreed by
1				
2				
3				
4				

Distribution of Controlled Copies			
Issued Copy No	Issue Date	Recipient Name	Company Name
1			
2			
3			
4			

Note: The latest issue will be retained by the Project Manager. All signatures must be collected on a hard copy of this document & kept in the Site Safety Files. Acceptance sheets issued by the client or principal contractor are to be attached to the hard copy

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DATE WORKS TO COMMENCE TBA

1. SCOPE OF WORKS

Erection of Scaffolding, Hoarding, and Demolition of Rear Extension to number 20 Fatherson Road

2. SEQUENCE OF WORKS

Erect Scaffolding around the existing rear extension of number 20 and hoarding in the Garden of no. 19, (all Scaffold and Demolition works to the Party wall to be carried out at the Weekends) to divide off all work activity with the next-door property.

The existing rear extension will be removed starting from the Roof area.

All work areas will be cleaned up each day to ensure that the housekeeping is to a high standard. Ridge operatives will ensure that all walkways and access routes are free of obstruction at all times.

3. HAZARD IDENTIFICATION / RISK ASSESSMENT

Please see the following Risk Assessments;

RA01 – Site Set Up & Demolition

RA20 - Deliveries

RA23 - Manual Handling

4. PREVENTATIVE AND PROTECTIVE MEASURES

Refer to control measures listed within RA Risk assessments

5. TRAINING, INFORMATION AND INSTRUCTION

All operatives will be required to comply with the requirements of any site induction training given by this company the Principal Contractor or their employer and pay attention to the fact that the site is next to a Children's Nursery.

Operatives will have photo ID, passport or drivers licence and relative training cards. Operatives are 100% CSCS compliant. N.I numbers for operatives to be issued to Ridge

Operatives will be booked in for induction by A. Helen

All operatives will be experienced and trained in the work they are undertaking. Further training will be provided if it is found to be required.

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6. **SUPERVISION AND RESOURCES**

- 4no. Site Operatives
- 1no. Visiting Supervisor SMSTS Certified
- 1no. First Aiders

7. **MATERIALS – see COSHH Data Sheets**

Sand, Cement, Concrete, Steel Rebar

8. **PLANT & EQUIPMENT**

360 deg Excavator
Trench Back Props
General Hand Tools
110volt SDS Drills
Battery Screwdrivers
110volt Task Lighting

9. **TECHNICAL INFORMATION**

To Follow

10. **ACCESS AND EGRESS**

All Deliveries to 20 Fatherson Rd. will be via Kings Road, through a Builders yard at the rear and into the Garden of number 20, this will avoid trucks delivering outside Fatherson Road. Operatives will distribute the materials to the area of work by hand and framed trollies.

Personnel Access will be from ground floor, Fatherson Rd. This access will be maintained & protected and kept clear by the Principal Contractor and will be checked for suitability by our site foreman, prior to use, all management and operatives will gain access to the working position via stair from ground floor within safe routes

11. **WASTE CONTROL**

Waste from our works will be loaded to Skips located in the rear of the property will be removed via Kings Road, Wheel Washing will not be necessary as all Construction Plant will be delivered to site by low loader.

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12. THIRD PARTY PROTECTION

Employees and sub-contractors will be made aware during site induction of any risks their work can impose on others in the vicinity. Work will only be undertaken to minimise these risks or when adequate protection is in place. Our site foreman will ensure protection against falling materials is adequate and use Barriers where necessary, taking care that there is a Children's Nursery next door

13. EMERGENCY ARRANGEMENTS

First Aiders: Michael Chirashi 07736 637962 m.chirashi@ridge-interiors.co.uk

Alex Helen 07736 780259 a.helen@ridge-interiors.co.uk

Nearest A and E Hospital: Royal Berkshire Hospital, Centre Block, Craven Road, Reading GR1 5NN

14. COMMUNICATIONS

All Site Communication to the Following:

Contract Manager Michael Chirashi 07736 637962 m.chirashi@ridge-interiors.co.uk

Site manager Alex Helen 07736 780259 a.helen@ridge-interiors.co.uk

Office Communication to the Following:

Director Philip O'Reilly 07771985362 p.oreilly@ridge-interiors.co.uk

Commercial Manager Ken Graves 07768 448901 k.graves@ridge-interiors.co.uk

15. P.P.E

All operatives will wear Protective Footwear – lace up boots with steel toe and mid sole protection, Safety Helmets BS EN 397 & EN12492:201 Hi-Viz Jackets, Safety Glasses (EN166) and Gloves (EN388) at all times while on site. Other PPE will be provided as required i.e. FFP3 Dust Masks (EN159) with operatives face fit trained, Ear Defenders (EN352)

16. POWER

All Power on site to be 110 volt on each floor as supplied by Ridge.

17. EVIDENCE OF PAT TESTING

See Copy PAT test Register

18. LIGHTING

General Safety lighting by Ridge

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19. WORKING PLATFORMS

All working at height will require be from the Scaffolding, Podiums and Towers as necessary and will conform to current standards and will be tested, tagged and logged in a plant register.

Only PASMA trained operatives may erect towers,

20. Demolition

Will be carried out by a suitably qualified Operatives – Dust suppression – Areas where dust is likely to be produced will be dampened down, Dust Pollution Mesh will be used on the site fence to control dust emissions – Operatives will wear FFP3 Dust Masks

Noise – All Noisy Works to be kept to a minimum, however Noisy Works are to be carried out for a maximum of 2 hours followed by 1 hour's rest period

21. FIRE

In the event of the Fire Alarm sounding all Personnel must go to the Fire Assembly Muster Point in Fatherson Rd. all as directed at the Site Induction

22. MONITORING

All work will be directly controlled by our site foreman, who will ensure that the safe means of working as given by this method statement is complied with, and that all work platforms are inspected prior to use.

Daily Briefings - Every day the Supervisor will get the team together and give a short briefing on the day's activities

Our site foreman will liaise with the Principal Contractor concerning any overlapping issues with the Principal Contractor or other sub-contractors.

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Arcadia Design
12 Stanton Close
Earley
Reading
RG67DX

Application No: 160135
Application type: Full Planning Approval

Applicant: Ridge Interiors

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Part three storey rear extension

At: 20 Fatherson Road Reading RG1 4PL

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 29 March 2016



Head of Planning, Development
& Regulatory Services

LEB

Application At: 20 Fatherson Road Reading RG1 4PL

Application No: 160135

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.
Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of the development shall match those used on the existing building.
Reason: as no details of the materials have been submitted and in the interests of ensuring that the new development appears in keeping with the existing building and the character of the surrounding area, in line with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM9 of the Sites and Detailed Policies Document 2012 (Altered 2015).

3. The permission relates only to the following plans and amended drawings received on 22 January 2016:

Drawing ref. PL/A255/101 - Existing Floor Plans

PL/A255/102 - Existing Front & Rear Elevation

PL/A255/03 - Existing Side Elevation & Section AA

PL/A255/104 - Proposed Floor Plans

PL/A255/105 - Existing Front & Proposed Rear Elevation

PL/A255/106 - Proposed Side Elevation & Section AA

PL/A255/107 - Location Plan & Proposed Site Plan

Reason: to clarify which plans have been approved and in the interests of proper planning.

4. No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase. Thereafter, the use shall not commence until the approved scheme has been fully implemented.

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site.

5. The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to



Date: 29 March 2016

Head of Planning, Development
& Regulatory Services

LEB

13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

Reason: In the interests of the amenities of nearby residents.

6. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS34 (Pollution and Water Resources) and CS2 (Waste Minimisation) of the Reading Borough LDF Core Strategy 2008.

INFORMATIVES

1. 1. These works will require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.

2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but differs materially from the approved plans and details, or does not comply with any condition (s) or planning obligation (s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the council.

3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to: <http://beta.reading.gov.uk/environmentalprotection>

4. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:

<http://www.communities.gov.uk/publications/planningandbuilding/partywall>

5. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the agreed time period. 6. Your attention is drawn to the requirements of the Housing Act 2004 (and regulations made under the legislation) with respect to occupancy levels of the property, fire precautions and facilities. More information about these requirements can be obtained from the Private Sector Housing team on 0118 937 2151 or at www.reading.gov.uk/hmo.



Date: 29 March 2016

Head of Planning, Development
& Regulatory Services

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.