

FORMER DEFRA SITE, COLEY AVENUE, READING
CONSTRUCTION METHOD STATEMENT

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1 Introduction and Purpose

Taylor Wimpey (hereafter referred to as “The Developers”) are developing the former Defra site situated along Coley Avenue.

Planning conditions 11 and 15 associated with the detail planning consent requires The Developers submit a Construction Method Statement for the site.

Condition 11 states that:-

‘No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for
(A) The parking of vehicles and site operatives and visitors – to be shown on a Plan not less than 1.500.

(B) Loading and unloading of plant and materials used in constructing the development
(C) Storage of plant and materials used in constructing the development – Areas to be shown on a plan not less than 1.500

(D) The erection and maintenance of security hoarding / scaffolding if required.

(E) Wheel washing facilities

(F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.

(G) Footpath Closures /Road Closures needed during construction

(H) Traffic Management needed during construction.

(I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.’

Condition 15 states that:-

‘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’

The Developers are making adherence to the method statement a contractual requirement of any construction contract and sub-contract associated with the development. It is to cover the management of a contractor’s activities and those of any sub-contractor working under the main contractor’s control. The method statement defines the minimum requirements that have to be met.

2 Scope of the Method Statement

The Method Statement is required to give information for the following issues:

- i) a construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;*
- ii) loading and unloading of plant and materials;*
- iii) storage of plant and materials;*
- iv) programme of works (including measures for traffic management and operating hours);*
- v) provision of boundary hoarding;*
- vi) details of proposed means of dust suppression and noise mitigation;*
- vii) details of measures to prevent mud from vehicles leaving the site during construction;*
- viii) details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;*
- ix) lighting on site during construction;*
- x) measures to ensure no on site fires during construction*
- xi) monitoring and review mechanisms;*
- xii) implementation of the CEMP through an environmental management system*
- xiii) details of the haul routes to be used to access the development*

3 The Method Statement Requirements

3.1 Site Control of vehicles

i) a construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors

Contractors' compounds, contractors and visitors parking and areas for material storage are to be located within the allocated development area and are to recognise the sensitivity of the outlook from nearby residential properties. This, which will also indicate safe routes, will be shown on the "Site Traffic and Management Plan" will be displayed at the signing in point of the site offices.

3.2 Loading and Unloading of Plant & Materials

ii) loading and unloading of plant and materials

Contractors' compounds and areas for material storage are to be located within the allocated development area and all unloading of their plant and materials will be undertaken in and around these areas and are to recognise the sensitivity of the outlook from nearby residential properties. This will be shown on the "Site Traffic and Management Plan" will be displayed at the signing in point of the site offices.

3.3 Storage of Plant & Materials

iii) storage of plant and materials

Contractors' compounds and areas for material storage are to be located within the allocated development area and are to recognise the sensitivity of the outlook from nearby residential properties. . This will be shown on the "Site Traffic and Management Plan" will be displayed at the signing in point of the site offices.

3.4 Programme

iv) programme of works (including measures for traffic management and operating hours)

Operating hours will be as the Planning Permission Condition 16:

'Between 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'

Exceptionally, work may be required outside these periods and these will be notified to the LPA in advance.

The "Site Traffic and Management Plan" which will be displayed at the signing in point of the site offices will display the current short term build programme for properties under construction on the site.

3.5 Boundary Treatment

v) provision of boundary hoarding

Residential development has no fixed “boundary”. Areas of construction will be segregated from the public (including occupied properties) by “Heras” fencing, or temporary close boarded fencing.

3.6 Dust and Noise Mitigation

vi) details of proposed means of dust suppression and noise mitigation

In dry weather dust suppression measures will be required. These will comprise the wetting down of heavily site trafficked parts of the site with bowsers.

The use of pneumatic percussion plant and tools will be avoided whenever possible

3.7 Mud from Vehicles

vii) details of measures to prevent mud from vehicles leaving the site during construction

The condition of the site roads will be monitored on an hourly basis by the site management team and appropriate measures put in place if mud is being deposited on the roads. Wheel washes and plant washing facilities are to be set up so the effluent will be contained for settlement and/or treatment.

3.8 Compound & Facilities

viii) details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas

These facilities are indicated on the “Site Traffic and Management Plan”. Existing trees and hedges are to be protected and retained wherever possible. Trees and hedges that are to be retained will be clearly identified and are to be protected from construction activity. In the event that trees and hedgerows have to be removed this needs to be outside the nesting season, and trees should have been surveyed to ensure that there are no bat roosts present. Retained trees are to be protected in line with British Standard: 5837 “Trees in Relation to Construction”, or other variation as agreed in advance with the Councils arboricultural department, and as per the Approved tree protection plan.

3.9 Lighting

ix) lighting on site during construction

Construction lighting will be limited to security lighting in and around the plant and materials compound area, and temporary lighting within partly constructed dwellings.

3.10 Fires

x) measures to ensure no on site fires during construction

The Developers' "Site Rules" stipulate no fires.

3.11 Monitoring and Review

xi) monitoring and review mechanisms

Taylor Wimpey Procedures include a monthly audit of its Site Specific Environmental Action Plan (SSEAP). The remit of that audit has been broadened out to include the matters identified within this method statement.

3.12 Implementation

xii) implementation of the CEMP through an environmental management system

The matters contained within the Method Statement are already largely dealt with within the Taylor Wimpey Procedures, primarily the SSEAP. Where matters go outside the remit of that document, they are elaborated within this document and the Management monitoring of the SSEAP has been broadened out to include this method statement.

3.13 Haul Routes

xiii) details of the haul routes to be used to access the development

Access to the site will be via Southcote Lane from the east.