

Jan 2025

## **Conditions**

6 Prospect Street  
Caversham  
RG4 8JG

Date: 25<sup>th</sup> January 2025  
Re: 02925

## **Introduction**

This Construction Method Statement is prepared in support application 240672. The details provided below relate to Condition 5 (as seen below) on the decision notice.

## **Condition No.6**

*No development shall commence on site, including any works of demolition, until a site-specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:*

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;*
- b) Location on site for storage of plant and materials used in constructing the development;*
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;*
- d) Identification of any footpath closures or road closures needed during construction;*

- e) *Required wheel washing facilities on site;*
- f) *A scheme for recycling waste resulting from the construction works.*
- g) *Measures for controlling the use of site lighting whether required for safe working or for security purposes;*
- h) *Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;*
- i) *Provisions to be made for the control of noise coming from the site during demolition and construction;*

### **Parking provisions**

Due to the minor size of development the number of site operatives will be small. There is no parking space of site however the property is located at Chester Street Car Park (public car park). The access at the rear through the car park will be utilised during the construction and site operatives will be able to park at the public car park.

Visitors will be discouraged from visiting the site by car, however they will be able to park on the public car park as well.

### **Storage of plants and materials**

The plants and materials will be temporary loaded/unloaded at the area identified on the plan below. This area can be used for loading and unloading for a short period of time and it must comply with all relevant legislation and the requirements below:

- The loading / unloading must be a continues activity (preferably no longer than 20 mins) and must cause no obstruction to traffic and vehicle must be moved once it is complete.
- The vehicle used for loading/unloading must be clearly visible to approaching vehicles
- The vehicle must have one or more roof-mounted beacons operating
- Use hazard warning lights
- Enough access should be allowed for emergency vehicles at all times
- Use signs and protective barriers and best practices to avoid any injury to members of the public.

**Please note: No plant or material should be stored on any part of the Public Highway or footway (including the grass verges).**

The materials and plants will be stored inside the property at all times. Storage areas will be regularly inspected and maintained.

- Order the amount of materials you need as accurately as possible;
- Arrange for 'just in time' deliveries to reduce storage and material losses;
- Consider the source of materials;

- Consider the packaging used for materials delivered to the site - can this be reduced or recycled;
- Ensure that deliveries are rejected if damaged or incomplete;
- Make sure storage areas are safe, secure;
- Store liquids away from drains, burns and in bunded areas to prevent pollution;

### **Security hoarding, footpaths or road closures, wheel washing facilities, security lighting**

The site will be secured using and security fencing (as required) to provide security and protection during construction works and will remain insitu and will be locked outside working hours. Also, perimeter fencing will be regularly inspected and maintained to present a tidy site and minimize the visual impact.

Existing security lighting will be utilised during construction.

No footpath / road closures at all times.

**Please note: The vehicles leaving the site will have their wheels cleaned to prevent spreading any dirt and debris on public roads. The public car park areas will be regularly inspected to ensure they are kept free from dirt and debris.**

### **Recycling**

A Site Waste Management Plan (SWMP) should be prepared that covers the requirements of the Site Waste Management Regulations 2008.

### **Induction and Training**

Onsite briefing via induction of project environmental consideration, risk and actions, appropriate waste separation, handling, recycling should be provided on site. Re-use and return method to be used by all parties and at appropriate stages of the project where applicable.

Toolbox talks should be carried out regularly on environmental and waste issues and all sub -contractors will be expected to attend.

### **Waste Minimisation**

- Exploring possibility of reusing the existing materials on site
- Materials particularly timber procured from renewable sources (FCS) approved
- Where possible, plasterboard sheets are to be made to standard sizes to suit in order to reduce the amount of off cuts.

All the above act to reduce the amount of waste and surplus materials, which traditionally would be skipped and sent to landfills sites.

## Waste Management

Waste material fall into three categories for management, these are:

**Re-use:** if surplus material can be used in the permanent works they are classified as materials, which have been re-used. If they are surplus to requirements and need to be removed from the site and they can be removed and used in their present form, they can be removed from site for reuse.

**Recycle:** if the surplus material cannot be re-used in its present form but could be used in a different form, it is sent for recycling.

**Landfill:** if either of the above cannot be satisfied then the only option left is to send the surplus material to landfill. However, landfill is always the last resort.



Figure 1 - Site Plan

## **Control of noise, emission of dust, dirt and other airborne pollutants**

The activities associated with demolition and construction phase of this project will be undertaken in a manner which demonstrates the best practice and in compliance with all relevant regulations.

Mitigation measures will be implemented on site to ensure any potential noise nuisance is kept to a minimum. These measures will include:

- Demolition method statement to incorporate the hand strip of elements which are to be demolished
- Each item of plant and equipment will comply with the noise limits as per the relevant regulations
- Plant and equipment to be equipped with mufflers/silencers of the type recommended by the manufacturer
- Shut down all plant and equipment in intermittent use in the intervening periods between works
- Vehicular movements will occur within normal hours, 07.30 – 18.00 Monday to Friday and 08.00 - 13.00 on Saturday. Deliveries and collections will be restricted to 09.15 – 15.00 Monday – Friday.
- Temporary electric power will be used for site welfare and power requirements during the construction phase to avoid the use of generators.
- An electric dry mortar silo will be used for bricklaying purposes
- Radios will not be permitted on site
- Use of prefabricated components where possible will reduce the impact of noise associated with on- site manufacture
- Health and safety audits will be carried out at regular intervals and together with tool box talks the impact of noise pollution will be assessed during the construction of the project at the various stages to ensure the welfare of the general public and site personnel is not compromised.

By utilising the existing roads on site and parking areas will ensure the generation of dust through vehicular movements is kept to a minimum.

Also, the following mitigation measures will be adopted to ensure the risk of dust, dirt, and any other airborne pollution is kept to a minimum:

### **Demolition Phase**

- A demolition and refurbishment asbestos survey will be carried out prior and all asbestos contained materials if present will be removed by a specialist

- The internal fixtures and fittings, together with the roof coverings will be hand stripped
- Demolition will be progressive dismantle with effective dust suppression using water sprays where possible.
- Hardcore will be recycled on site
- All demolition skips leaving site to be covered
- A mobile wheel wash facility will be provided adjacent site access/egress

#### Construction Phase

- Max speed on site roads 10mph
- Condition of existing tarmac site roads to be continually monitored
- A wheel wash facility will be provided adjacent site access/egress
- All skip lorries to be covered (fly screen) before leaving site
- No fires on site
- All cutting, grinding or sawing equipment to be fitted with extraction systems
- Welfare facilities to be plumbed in to existing foul water system