

New Dwelling

9 Elsley Road

Tilehurst

READING

RG31 6RP

Planning Condition 4 - Construction Method Statement (Revised)

for

Mr Paul Ambrose

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Planning Application No: 181638

Proposal: Construction of new dwelling with garage

At: 9 Elsley Road, Tilehurst, Reading RG31 6RP

1. Introduction

This Construction Method Statement is to outline and ensure the management of the construction works for the construction of the new property at 9 Elsley Road, Tilehurst, Reading RG31 6RP. This statement should be read in conjunction with the approved site plan, drawing no. 1446.02E.

2. Scope of Works

The scheme involves the construction of a new dwelling and connection to the relevant services - mains water, sewer, electricity, gas etc.

3. Hoardings and Security

Heras temporary fencing across access to new property. Any gates must open into the site and not on to the public footway

4. Site Access and On Site Parking

Tradesman and visitor parking via existing driveway to 9 Elsley Road. There is to be no contractor parking on either Elsley Road, Clevedon Road or any other highway.

Lorry deliveries via entrance to new dwelling - again there is to be no delivery parking on either Elsley Road, Clevedon Road or any other highway.

Site Offices and Welfare Facilities

To be provided within the existing property on site.

Construction Vehicles and Deliveries

Construction vehicles and deliveries shall be restricted to the hours of
8am to 6pm Monday to Friday
9am to 1pm Saturdays

5. Storage of Plant and Materials

Storage of plant and materials in garage of existing property. There is to be no storage of plant or materials on either Elsley Road, Clevedon Road or any other highway.

6. Wheel Washing Facilities

Hose pipe washing facilities to be supplied. The water supply is located outside the donor dwelling at 9 Elsley Road with a temporary supply across the site until permanent supply procured. The adjacent verges and carriageway will be regularly inspected to ensure they are kept free from dirt and debris.

7. Control of Noise and Dust

No demolition to take place.

Construction shall be restricted to the hours of 8am to 6pm Monday to Friday and 9am to 1pm Saturdays

To prevent dust nuisance damping down will take place.

8. Recycling Waste from Construction Works

The appropriate skips will be provided for the building waste.

9. Public Footpath and Road Closure

No footpath or road closures needed for the construction of the dwelling.

10. Tree protection

The approval tree protection as shown on drawing no. 1446.02E to be implemented on site before commencement of building operations.