

The KEEN
Partnership
The Courtyard
Edinburgh Road
Reading RG30 2UA
Tel: 0118 9510855

Ref Application No: - **231334**

Application Type: Discharge of Conditions

Date: 17-07-2025

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CONSTRUCTION METHOD STATEMENT FOR DISCHARGE OF CONDITION 4, FOR PLANNING APPLICATION REF: 211813 FOR 58 KING'S ROAD, READING, RG1 3AA.

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There will be no on-site parking for site personnel other than the Site Manager, which is clearly depicted on the CMS Plan. All site personnel will be made aware of this prior to arrival and advised of the travel options.

Consultants and their staff involved with the site will be made aware of the parking restrictions.

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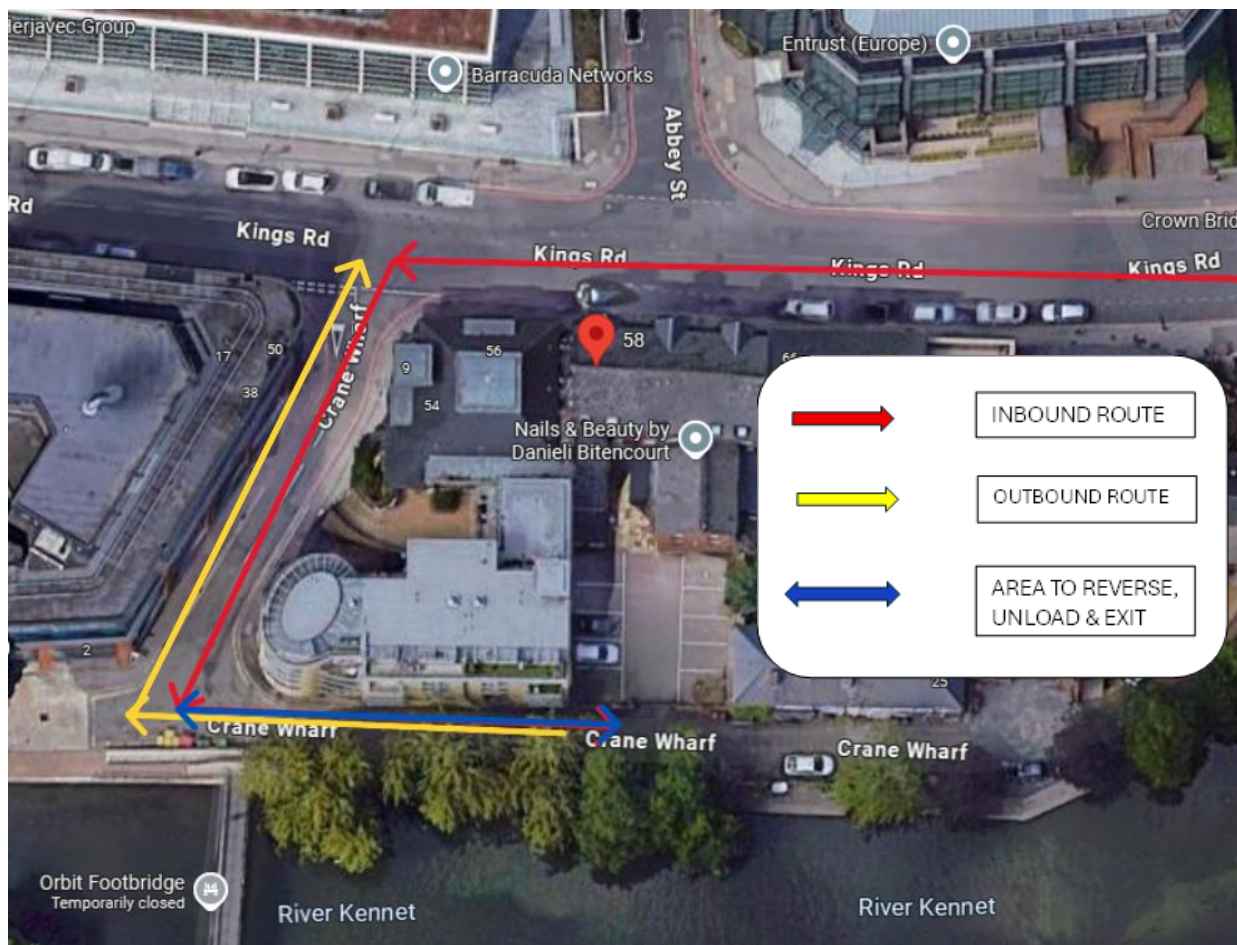
2. LOADING AND UNLOADING OF PLANT AND MATERIALS

The loading and unloading of plant and materials will need to take place on to the rear of the site from existing vehicular access via Crane Wharf. This will be limited to smaller vehicles, up to 7.5 tonne, who will need to reverse to the site, unload from Crane Wharf, onto the site and exit.

Materials will be stored within the site as shown on the CMS plan.

A banksman will be in attendance to see materials are safely unloaded.

The unloading and loading of materials will take place between 10am and 2pm to avoid traffic and busy times, which the neighbours will be advised of. This will need to take place on Crane Wharf to the rear of the site, and visitors will be required to reverse up to the gated area, unload and then leave via the same route.



Traffic route map with key to show inbound construction traffic, area to reverse, unload and exit, and outbound route,

3. STORAGE OF PLANT AND MATERIALS

Plant & materials will be stored within the site as shown on the CMS plan.

No plant or materials will be stored on the public highway at any time.

4. THE ERECTION AND MAINTANANCE OF SECURITY HOARDINGS/ ERECTION OF TREE PROTECTION FENCING.

5. WHEEL WASHING FACILITIES

Wheel washing facilities will be provided via a jet wash next to the front entrance.

6. MEASURES ON SITE TO CONTROL THE DEPOSITION OF DIRT/ MUD ON SURROUNDING ROADS DURING CONSTRUCTION.

In the event dust is created, this will be controlled by hosing down the area.

A photographic survey will be carried out of this area and local footpaths before development starts and reviewed on completion. If any damage is caused, it will be repaired to LA satisfaction.

7. A SCHEME FOR RECYCLING/DISPOSING OF WASTE RESULTING FROM DEMOLITION AND CONSTRUCTION WORKS.

All waste to be handled by a certified waste contractor.

8. TIMES, ROUTES AND MEANS OF ACCESS INTO AND FROM THE SITE FOR CONSTRUCTION TRAFFIC AND DELIVERY VEHICLES (INCLUDING THE REMOVAL OF WASTE FROM 8. 8. THE SITE AND METHODS OF

PREVENTING DEPOSITION OF MATERIALS ON THE PUBLIC HIGHWAY).

A photographic survey will be carried out of this area and local footpaths before development starts and reviewed on completion. If any damage is caused, it will be repaired to LA satisfaction.

Delivery of material including the removal of waste will be pre-arranged

Deliveries should not be made to site between 8.00am-10.00am and 2.00-6:00pm, Monday to Friday within peak traffic hours.

9. MEASURES TO MINIMIZE NOISE AND VIBRATION MITIGATION DURING WORKS.

Working Hours Noisy operations may only occur during normal working hours Monday-Friday 08:00-17:30 and Saturday 08:00-13:00. Works will not occur on Sundays and Bank Holidays.

Noise, dust and vibration will be controlled by employing Best Practicable Means (BPM) as prescribed in the following legislative documents and the approved code of practice BS 5228:

- The Control of Pollution Act 1972
- The Health & Safety at Work Act 1974
- The Environmental Protection Act 1990
- Construction (Design and Management) Regulations 1994
- The Clean Air Act 1993

General measures to be adopted by the Contractor to reduce noise, dust and vibration include:

- Erection of site hoarding to act as minor acoustic screen.
- Use of super silenced plant where feasible.
- Use of well-maintained modern plant.
- Site operatives to be well trained to ensure that noise minimisation and BPMs are implemented.
- Effective noise and vibration monitoring to be implemented.
- Reducing the need to adopt percussive and vibrating machinery.

- Bored piling techniques to be adopted to reduce piling induced vibration if required.
- Piles to be broken down using non-percussive techniques.
- Vehicles not to be left idling.
- All loads entering and leaving the site to be covered.
- Measures to be adopted to prevent site runoff of water or mud.
- Water to be used as a dust suppressant.
- Cutting equipment to use water as suppressant or suitable local exhaust ventilation system.
- Skips to be covered.
- Drop heights to be minimised during deconstruction.
- Use of agreed wet cleaning methods or mechanical road sweepers on all roads around site.
- Set up and monitor effective site monitoring of dust emissions.
- Working hours to be restricted as required by the Local Authority.

10.DUST

In line with the requirements of the Environmental Protection Act 1990, particularly Part III on statutory nuisances, and the Control of Pollution Act 1974, all construction activities will be carried out with measures in place to minimise dust emissions and prevent nuisance to occupiers of nearby premises. These controls are also consistent with BS 6187 (Code of practice for full and partial demolition) and BRE guidance (Control of Dust from Construction and Demolition Activities, 2003). The following specific measures will be implemented as recommended by Reading Borough Council's Environmental Protection Team:

- High standard of housekeeping
- Bulk storage of potentially dusty materials located away from site boundaries/enclosed
- Potentially dusty spoil and other waste materials dampened down on a regular basis
- Suitable rubbish chutes used with care and drop heights kept to a minimum
- Activities found to be generating dust on site to be rescheduled, mitigated or stopped etc.
- All skips will be covered when not in use.
- Dust screening or hoarding will be erected around the perimeter to prevent migration of airborne particles.

- Power tools used for cutting or grinding will be fitted with on-tool extraction or vacuum suppression attachments.

11. NOISE

Under the Control of Pollution Act 1974, Part 3, Environmental Protection Act of 1990 and the Noise Regulation Act, noise is a recognised form of pollution and as such can be classified as a nuisance. The Control of Noise (Codes of Practice for Construction and Open Site) Order 1984 gives legal approval for BS 5228, parts 1 & 2, 1984. This provides information on noise and noise control on Construction Sites. Every attempt shall be made to control noise at source.

On sites where construction works are in progress everyone has a responsibility to see that activities are carried out in the quietest practicable manner. Where noisy activities are unavoidable the disturbance will be minimised/attenuated by choice of technique, timing, shielding or protection as appropriate.

Where any person is liable to be exposed to noise levels greater than 80 dB (A), they will be informed and provided with suitable ear protection. The most likely protection, in ascending order of attenuation is ear plugs, earmuffs and noise attenuation helmets. Noise will be kept to a minimum at all times and any further restrictions imposed under the terms of the construction contract will be strictly adhered to.

- Appropriate silencers/mufflers/noise restrictors fitted to plant/equipment, and only white noise reverse alarms on vehicles
- No dropping of items from height – use of appropriate lowering platforms/winches/appropriately lined rubbish chutes and skips
- Siting noisy machinery/equipment away from receptors/site boundaries e.g. generators (fitting with acoustic enclosures if necessary)
- Radios and amplified sound will not be audible beyond the site boundary.
- No or cautious use of radios/sound reproduction equipment – to be kept at a level that can't be heard by nearby receptors

- Letter drops to nearby receptors if doing works which could be particularly noisy (e.g. piling, breaking out concrete etc.) containing estimated timescale and contact details
- Turning off vehicles/equipment when not in use
- Careful selection of construction methods and plant to be used – using the most quiet but suitable method/equipment/machinery for the job
- Fixed plant and generators will be positioned away from noise-sensitive boundaries and shielded where necessary.
- All tools and plant will be well maintained, with silencers or noise restrictors fitted.
- Operators will be briefed on noise control as part of their induction and regular toolbox talks.
- Neighbours will be informed in advance of particularly noisy operations via letter drop.
- Contact details for the Site Manager will be prominently displayed on site hoarding for public queries or complaints.
- Working hours will strictly follow those approved in the planning condition:
 - Monday to Friday: 08:00–18:00
 - Saturday: 08:00–13:00
 - No works on Sundays or Public Holidays without prior agreement.

12. PEST CONTROL MEASURES

In accordance with obligations under the Environmental Protection Act 1990 and supported by best practice guidance such as the Chartered Institute of Environmental Health (CIEH) Guidance on Pest Management in Construction, appropriate pest control measures will be undertaken during the pre-demolition and demolition phases.

Where demolition is involved, the following actions will be implemented to minimise the risk of pest infestations or spread to neighbouring properties:

- Redundant drainage connections will be identified and capped off to prevent rodent ingress via disused pipework.

- Where evidence of pest activity (e.g. rats or mice) is found, a licensed pest control contractor will be appointed to carry out baiting and monitoring prior to and during demolition works.
- All waste and food materials will be securely stored and promptly removed from site to avoid attracting pests.
- Site hoarding will be kept well sealed at ground level to deter ingress from surrounding areas.

These measures will be monitored by the Site Manager, and records of any pest control treatments or inspections will be kept on file.

13. VIBRATION

All works involving vibration will be minimized, where possible eradicated by design and the use of controlled mechanical equipment. The contractor will install a monitoring system to surrounding areas and monitor levels. After discussion with party wall surveyors and depending on the activities taking place on site through the job, the monitoring levels will be set accordingly. These will activate an alarm when the limits are reached which will notify site immediately. Works can then cease and be re-assessed. Any operation involving vibration will have a HAVS risk assessment and procedures put into place to minimize the effects on personnel

14. SITE LIGHTING AND SECURITY

Temporary site lighting will be installed to ensure **safe working conditions** and provide **security** during non-working hours. The following measures will be adopted:

- Lighting will be low-level, directional and shielded to avoid spillage onto nearby residential windows or adjacent properties.
- LED lights with PIR (Passive Infrared) sensors will be used where possible to minimise constant illumination and reduce energy consumption.
- Lights will be positioned to illuminate only the site perimeter and access points, avoiding glare onto footpaths or highways in

line with Institute of Lighting Professionals (ILP) Guidance Note GN01/21.

- No lighting will be directed towards trees or nesting habitats, and care will be taken to avoid impacts on biodiversity where relevant.
- A lockable hoarding gate and CCTV may be installed to further secure the site, depending on risk level and location.

CONCLUSION

It is our opinion that the proposed works can be carried out within a safe manner by a suitable contractor and that noise, dust and vibration can be sufficiently mitigated.

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