

Project Information

Site Address: 23 Church End Lane, Tilehurst, Reading, RG30 4XA

Drawing Reference: PL/A724/08A – Proposed Construction Management Layout

Document Reference: PL/A724/D04A – Construction Method Statement

Application Type: Approval of details reserved by condition (APP. REF. PL/25/0273)

The accompanied drawing PL/A724/08 is for statutory planning and building control purposes only... Contractor must verify all dimensions, levels, and boundary positions on site before commencing any works.”

CONSTRUCTION METHOD STATEMENT (CMS) REV - A

1. Introduction

This Construction Method Statement sets out the arrangements for managing construction activities associated with the approved development at 23 Church End Lane. The measures described will ensure that works are carried out safely, considerately, and with minimal impact on neighbouring properties and the surrounding area. All contractors and operatives will be required to comply with this CMS throughout the construction period.

2. Parking for Site Operatives and Visitors (Condition 12a)

- A dedicated parking area will be provided within the site boundary.
- No parking will take place on Church End Lane or on the grass verge.
- All contractors will be instructed that on-street parking is strictly prohibited.
- Signage will be placed at the site entrance directing operatives to the on-site parking area.
- Parking provision will remain available throughout the construction period.

3. Storage of Plant and Materials (Condition 12b)

- A secure materials storage zone will be established within the site boundary, away from neighbouring properties and public footpaths.
- All materials, plant, and equipment will be stored within this designated area only.
- Deliveries will be scheduled to minimise on-site stockpiling.
- Hazardous materials (e.g., fuels, adhesives) will be stored in accordance with COSHH regulations.



4. Security Hoarding (Condition 12c)

The site is already enclosed on all sides by existing close-boarded timber fencing. This fencing provides a secure and continuous boundary and will serve as the primary hoarding for the duration of the works.

To ensure compliance with Condition 12c:

- The existing fencing will be retained, inspected, and maintained throughout the construction period.
- Any damaged or low sections will be repaired or reinforced to maintain an effective height of approximately 1.8–2.0m.
- Temporary Heras panels will be used only where necessary, such as at the site entrance or if a section of fencing needs temporary removal for access.
- Safety signage will be installed at the entrance, including:
 - “Construction Site – Keep Out”
 - “No Unauthorised Access”
- Access gates will be secured outside working hours.

5. Footpath or Road Closures (Condition 12d)

- No road closures or footpath closures are anticipated.
- All works will be contained within the site boundary.
- If temporary traffic management becomes necessary, a separate application will be submitted to the Local Highway Authority for approval.

6. Wheel Washing Facilities (Condition 12e)

- A wheel-washing station will be installed at the site exit to prevent mud and debris being carried onto the public highway.
- Measures include:
 - Manual jet-wash system
 - Hardcore/stone rumble strip
 - Regular sweeping of the site entrance
- Any mud deposited on the highway will be removed immediately.

7. Waste Recycling Scheme (Condition 12f)

- A Site Waste Management Strategy will be implemented, including:
 - Segregation of waste streams (timber, metal, plastics, concrete, soil).
 - Use of licensed waste carriers only.
 - Recycling of materials wherever possible.

Minimisation of packaging waste through supplier agreements.

- Waste transfer notes will be retained for inspection.

8. Site Lighting Control Measures (Condition 12g)

- Site lighting will be kept to the minimum necessary for safe working.
- Lighting will be:
 - Directed inwards and downwards
 - Fitted with hoods/shields to prevent light spill
 - Turned off outside working hours except for essential security lighting
- No lighting will be directed towards neighbouring properties.

9. Dust, Dirt and Airborne Pollution Control (Condition 12h)

The following measures will be implemented:

- Water suppression during cutting, drilling, and demolition.
- Damping down of dusty surfaces during dry weather.
- Sheeting of lorries transporting loose materials.
- Covering of stockpiles.
- Use of dust-controlled tools where possible.
- Regular sweeping of access routes.
- No burning of waste on site.

These measures comply with IAQM Construction Dust Guidance.

10. Noise Control Measures (Condition 12i)

- Working hours will be restricted to:
 - Monday–Friday: 08:00–18:00
 - Saturday: 08:00–13:00
 - No works on Sundays or Bank Holidays
- Plant and machinery will be fitted with silencers and acoustic covers.
- Engines will not be left idling.
- No radios or amplified music will be permitted on site.
- Noisy operations will be scheduled during mid-day periods where possible.
- Neighbours will be notified in advance of any particularly noisy activities.

11. Compliance

All measures within this Construction Method Statement will be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

A copy of this CMS will be kept on site at all times and made available to the LPA upon request.



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SITE PLAN
SCALE 1:500

