

REVISED COORDINATED DEMOLITION AND CONSTRUCTION METHOD STATEMENT

For discharge of Condition 11

Warren Creek, The Warren, Caversham, Reading RG4 7TQ

Item	Detail
Client	Mr & Mrs R. Arnold
Project Number	3863
Planning Reference	PL/24/1614 / discharge application PL/26/0952
Document	Condition 11 - Revised Coordinated Demolition and Construction Method Statement
Revision	August 2026 officer-response revision: slipway wording coordinated; ecology duplication reduced; Condition 19 standalone CEMP interface updated.
Date	August 2026
Status	Final for submission to the Local Planning Authority

Status and intent

This document is a revised single coordinated Construction Method Statement for Condition 11. It replaces the earlier standalone Condition 11 statement for the purposes of discharge and coordination. It incorporates the previously submitted Condition 6 phased building removal commitments, together with site waste management, construction lighting, pest control, drain capping/baiting, emergency arrangements, neighbour liaison, highway controls and records.

Detailed biodiversity mitigation and protected-species working methods are contained in the Condition 19 CEMP (Biodiversity), which is the principal contractor-facing biodiversity document for the site. This CMS shall not be relied upon as a substitute for the detailed Condition 19 ecological method statements.

Ecology has raised no objection to discharge of Condition 11. These amendments are intentionally limited to coordination, removal of duplication and correction of the slipway inconsistency.

1. Purpose, status and document control

This document is provided for the guidance and instruction of the appointed contractor and site team. It does not remove the requirement for the contractor to consult Reading Borough Council Street Works/Highways, Building Control, statutory undertakers, the appointed ecologist, the appointed arboriculturist, pest control contractor or any other competent consultant before commencing relevant works.

The contractor will comply with this document, the approved drawings, the approved Condition 19 CEMP, the approved Arboricultural Method Statement / Tree Protection Plan and the approved ecology/bat measures. Where documents conflict, the stricter ecological, arboricultural, flood-risk, watercourse-protection or public-safety control will apply unless the relevant consultant and, where required, the Local Planning Authority approve a revised method in writing.

The contractor will present this document to all site personnel and operatives before they start work on site. The contractor will keep a controlled copy on site for inspection by Reading Borough Council, the project team, the ECoW, the arboriculturist and any statutory authority.

2. Contact details

Position	Name	Mobile No.	Email
Client / Employer	Mr & Mrs R. Arnold	07747 525273	Rob@TheArnoldz.co.uk
Architect / Agent	STL Architecture Ltd	0118 989 0808	studio@stlarchitecture.co.uk
Principal Contractor	Mr R. Arnold	07747 525273	Rob@TheArnoldz.co.uk
Site Manager / Responsible	Mr R. Arnold	07747 525273	Rob@TheArnoldz.co.uk

Position	Name	Mobile No.	Email
Person			
First Aider	Mr R. Arnold	07747 525273	Rob@TheArnoldz.co.uk
Resident Liaison Officer	Not Applicable - neighbour liaison to be handled by Client / Site Manager	n/a	n/a
Ecological Clerk of Works / Project Ecologist	NKM Associates (Neil Musgrave)	01386 430299	info@nkmassociates.co.uk
Arboricultural Consultant	Duckworth Arboricultural	07810 440546	sarahcduckworth@hotmail.com
Pest Control Contractor	KILLPEST Ltd	07748 060499	info@killpest.com
Emergency out-of-hours site contact	Mr R. Arnold	07747 525273	Rob@TheArnoldz.co.uk

3. Source documents and order of precedence

Document / control	Reference	Use in this CMS
Condition 11 CMS	This revised statement	Single site method statement for demolition, construction, waste, temporary construction lighting, pest control, emergency procedures, neighbour liaison, highway controls and records.
Condition 6 phased building removal	Previously submitted Condition 6 construction method statement	Controls workshop shed removal, retention of existing dwelling and final pre-occupation removal. Relevant commitments are retained within this CMS.
Construction Management Plan	Conditions 11 & 19 - 3863/300E, 3863/306C and 3863/307C	Site setup, parking, loading/unloading, waste area, wheel washing, tree/ecology fencing and drainage/service information.
CEMP Biodiversity	Condition 19 CEMP WC-C19-CEMP-001 Rev 01 12 August 2026	Principal contractor-facing ecology document containing the detailed BPZ, bat, nesting-bird, watercourse, ECoW and stop-work controls.
Tree Protection Plan / AMS	WARREN CREEK TPP 06942/2026 and AIA/AMS 06560/2024, including the focused Condition 18 Addendum	T3, T5, T7, W21 and all retained-tree RPA protection, arboricultural supervision and route-specific service controls.
Lighting	Condition 20 External Lighting Scheme and latest lighting layout plan	Permanent lighting is outside this CMS except where temporary construction lighting must avoid conflict with ecological lighting controls.
Landscape plan	Conditions 17 & 20 - 3863/301F - Proposed Soft and Hard Landscaping Plan	Landscape interface, bin store and soft landscaping. Both existing slipways are retained and no slipway removal/infill forms part of the approved construction scope.

4. Site-specific context and constraints

- The works comprise controlled phased removal of existing structures and construction of the approved replacement dwelling at Warren Creek, The Warren, Caversham, Reading RG4 7TQ.
- The site lies within Flood Zone 3b functional floodplain. Construction activity shall not raise ground levels, block flood conveyance, store buoyant or polluting materials where they could be mobilised by floodwater, or discharge silt/contaminants to Warren Creek or the River Thames.
- Watercourse protection is a core construction constraint, not a landscaping-only matter.
- Retained TPO trees are T3, T5 and T7 as shown on the current Tree Protection Plan. W21 is the TPO woodland area adjoining the eastern boundary. Older tree references or vague references must not be used where they conflict with the current TPP.

- The Warren is a narrow road and includes a public cycle route. Deliveries, unloading, parking and highway cleanliness must be controlled to avoid obstruction and neighbour disturbance.
- The approved Condition 19 CEMP, TPP/AMS/focused Condition 18 Addendum, service-tracing controls and ECoW/arboricultural stop-work powers form part of the construction methodology.

5. Scope and conditions covered

This CMS covers Condition 11 and is coordinated with Conditions 6, 18, 19 and 20. Detailed biodiversity method statements are contained in the Condition 19 CEMP and are not duplicated in this CMS.

Topic	Mandatory site action
Condition 11 coordination	Implement this CMS as the single site method statement for demolition, construction, waste, temporary construction lighting, pest control, emergency procedures, neighbour communication, highway controls and records.
Condition 6 demolition phasing	Remove the workshop shed before groundworks. Retain the existing dwelling and remaining outbuildings until the new dwelling is structurally complete, then remove them before final occupation/planning sign-off unless the approved phasing is formally changed.
Condition 18 tree protection	Install and maintain tree protection before enabling works, delivery, storage, demolition or construction activity. No works, storage, parking, mixing, refuelling, excavation, level changes or service routes shall take place inside RPAs/CEZs unless specifically allowed by the approved AMS/TPP/focused Addendum.
Condition 19 CEMP/Biodiversity	Implement the standalone Condition 19 CEMP. Before demolition or ecology-sensitive work, confirm that its ECoW toolbox talk, updated bat-survey hold point and other applicable pre-start ecological controls have been completed.
Condition 20 lighting	Permanent external lighting shall not be installed under this CMS. Temporary construction lighting shall be limited, downward-facing, baffled and switched off when not required.

6. Commencement date and pre-start hold points

The contractor will not commence controlled works until the relevant conditions have been discharged in writing and the applicable pre-start hold points have been completed.

Hold point	Required action before work starts	Responsible person	Record required
Planning discharge	Written discharge/approval of relevant pre-commencement conditions and confirmation of approved drawings/documents to be used on site.	Client / Agent	Decision notice and controlled drawing register
Pre-start meeting	Meeting with Client, Principal Contractor, Site Manager, ECoW, Arboriculturist and Architect/Agent to confirm phasing, constraints, emergency arrangements, site access and contact details.	Client / Principal Contractor	Pre-start meeting minutes
Tree protection	Tree protection fencing, signage and approved ground protection installed	Principal Contractor / Arboriculturist	Signed inspection sheet and photos

Hold point	Required action before work starts	Responsible person	Record required
	before plant/materials arrive and signed off by the arboriculturist.		
Ecology protection	BPZs/no-go fencing/signage and pollution controls installed; Condition 19 CEMP available on site; ECoW pre-start requirements completed.	Principal Contractor / ECoW	ECoW pre-start sign-off
Bat survey hold point	Before demolition or destructive roof/eaves works, the updated bat emergence/re-entry survey required by the Condition 19 CEMP shall be completed and written ECoW confirmation obtained that the hold point is closed.	ECoW / Principal Contractor	Survey record and ECoW written clearance
Services and asbestos	Service disconnections/cappings and asbestos/refurbishment-demolition survey completed before demolition/soft strip.	Principal Contractor	Certificates/survey reports
Pest control	Pre-demolition pest survey completed and monitoring/baiting controls installed where required.	Pest Control Contractor	Survey and bait station plan
Section 80 / permits	Demolition notices, highway licences, temporary works and permits obtained where required.	Principal Contractor	Permit/notice file
Service tracing	CAT/GPR and, where relevant, drain CCTV/sonde survey completed before ground disturbance. Service route drawing checked against RPAs/CEZs/BPZs.	Principal Contractor / relevant specialist	Survey records and permit-to-dig file

7. Phased works sequence

Phase	Works	Controls
Phase 0 - Pre-start and enabling	Complete approvals, surveys, service isolation, pest survey, ecological checks, tree protection, fencing, welfare and site set-up.	No demolition, vegetation clearance or groundworks shall start until the applicable pre-start hold points are signed off.
Phase 1 - Workshop shed removal before groundworks	Clear and manually dismantle the workshop shed. Remove roof panels/wall cladding first, then the frame. Lift breeze block foundations by hand or light machinery only where approved.	Apply the current Condition 19 CEMP. Tree protection and no-go zones remain in place. Blocks shall be palletised for reuse where suitable or managed as inert waste.
Phase 2 - Construction of new dwelling	Construct the approved new dwelling and associated approved works within the agreed construction zone.	The existing dwelling and remaining outbuildings remain until the new dwelling is structurally complete unless the approved phasing is changed. Lighting, waste, tree, ecology, pollution, delivery and

Phase	Works	Controls
Phase 3 - Removal of existing dwelling and remaining outbuildings	After the new dwelling is structurally complete and before final occupation/planning sign-off, isolate services and remove the existing dwelling and remaining outbuildings by controlled top-down inward-falling demolition.	highway controls apply throughout. All Condition 19 bat/ecology hold points shall be closed before destructive works. Foundations and redundant drainage runs shall be removed/capped in accordance with the approved tree, drainage and pollution controls.
Phase 4 - Final clearance and handover	Remove surplus waste and redundant temporary controls no longer required, and leave the site clean, safe and ready for approved landscaping / final occupation controls. Both existing slipways remain untouched.	Tree protection and ecological exclusion controls remain until the arboriculturist/ECOW confirms they can be removed.

8. Working hours and general site rules

- Normal demolition and construction working hours shall be 08:00-18:00 Monday to Friday.
- No Saturday, Sunday or Bank Holiday working shall occur unless separately agreed in writing with the Local Planning Authority and neighbours have been notified by the Client / Site Manager.
- No noisy works, deliveries, loading, unloading or plant movements shall occur outside the stated working hours except in an emergency required to make the site safe.
- A daily site diary shall record works undertaken, weather, deliveries, waste collections, inspections, complaints and incidents.
- Bonfires, waste burning, unapproved vegetation clearance, uncontrolled lighting, uncontained washout and discharge to Warren Creek, the River Thames or surface water drains are prohibited.

9. Notifications, permits and site set-up

Before starting on site, the Employer / Agent will have secured or confirmed all necessary planning consents and written discharge of relevant pre-commencement conditions; boundary and access arrangements where required; service disconnections and temporary supply arrangements; F10 notification where required; temporary propping requirements; and appointment of the Principal Contractor, Site Manager, ECoW, arboriculturist and pest control contractor.

Before starting on site, the contractor will complete Section 80 notification where required; Heras fencing/hoarding/demolition exclusion zones/tree and ecology no-go zones; welfare, first aid, spill response and fire points; a photographic condition survey; emergency contacts and working-hours display; and site induction briefing covering the Condition 19 CEMP, trees, temporary lighting, waste, pests, drains, emergency response, neighbours and highway controls.

10. Emergency procedures

Emergency contact	Details to be used on site
All life-threatening emergencies	Call 999 and request Police, Fire and/or Ambulance. Give site address: Warren Creek, The Warren, Caversham, Reading RG4 7TQ.
Police - non-emergency	Call 101 for non-emergency police matters.
Fire and Rescue	In fire or rescue emergency call 999.
Nearest Accident & Emergency	Royal Berkshire Hospital, London Road, Reading RG1 5AN. Main hospital telephone: 0118 322 5111.
Environment Agency incident hotline	0800 80 70 60, 24-hour service, for pollution, damage/danger to the natural environment, unusual river flow changes or watercourse incidents.
Site muster point	Front gate/site entrance on The Warren unless unsafe; alternative muster point to be confirmed at induction if the primary point is inaccessible.

- Raise the alarm and call 999 where life, fire, rescue or serious injury risk exists.
- State the required emergency service, site address, access route from The Warren and nature of the incident.

- Remain on the line until the location has been confirmed by the operator.
- The Site Manager or delegated banksman shall meet the emergency services at the site entrance.
- All operatives not involved in making the area safe shall report to the muster point.
- The Site Manager shall notify the Client/Employer, Principal Designer and relevant consultants as soon as practicable.
- If pollution, fuel, chemicals, silt or waste enters or threatens Warren Creek, the River Thames or drainage system, stop work, deploy controls, notify the ECoW/Site Manager and call the Environment Agency incident hotline where appropriate.

11. Neighbour communication

- No separate Resident Liaison Officer is appointed. Neighbour liaison will be undertaken by Mr R. Arnold as Client / Principal Contractor / Site Manager.
- The Client / Site Manager shall write to neighbouring occupants at least three weeks before works start, stating the start date, expected duration, scope, working hours, anticipated vehicle movements and site contact details.
- The contractor shall plan deliveries so vehicles do not arrive early and wait on local roads.
- The contractor shall keep a complaints and communication log on site.
- Where useful, the Client / Site Manager may use direct neighbour updates, email or a WhatsApp group to give reasonable advance notice of unusual deliveries, noisy activities or temporary access constraints.

12. Access, deliveries, parking and highway cleanliness

- The contractor shall use the approved access and shall not use local roads as holding areas for vehicles waiting to enter site.
- A banksman shall manage safe ingress and egress during working hours and delivery periods.
- Deliveries and waste collections shall normally be limited to 09:00-15:00 Monday to Friday unless otherwise agreed.
- Heavy materials and bulk supplies shall be delivered in small quantities to avoid congestion and excessive storage on site.
- Unloading shall be managed to align with the wider part of the road so cars can pass. The previous unloading position below TPO tree T5 is not to be used. The unloading area is relocated to the area in front of the garage / approved site setup area.
- No contractor vehicles shall park on adjacent roads. Contractor/visitor parking shall be provided within the site in the location shown on the Construction Management Plan, subject to space and protection constraints.
- Wheel washing / jet washing and road sweeping shall be used as necessary to prevent mud, silt and debris being carried onto The Warren.

13. CEMP, ecology, bat and protected species controls

The contractor shall implement the approved Condition 19 CEMP and this CMS at the same time. The Condition 19 CEMP contains the detailed biodiversity risk assessment, BPZ controls, protected-species methods, timing constraints, ECoW attendance requirements, stop-work procedures and watercourse protection measures. Contractors shall use that document as the operative ecology method statement.

The detailed bat and nesting-bird methodology previously repeated in this CMS is deleted to avoid conflicting or duplicated ecological instructions. The mandatory CMS requirement is that the current Condition 19 CEMP is available on site and all its applicable hold points are completed before relevant work.

This addresses the Ecology Consultant's request that site workers should not have to navigate overlapping ecology method statements.

14. Tree protection and arboricultural constraints

- The approved Tree Protection Plan, AIA/AMS and focused Condition 18 Addendum shall be implemented before works start.
- Tree protection fencing and any approved ground protection shall be installed before deliveries, welfare setup, demolition, construction, storage or access by plant.

- The arboriculturist shall inspect and sign off tree protection before works start.
- Tree protection fencing shall not be moved, reduced, opened or altered without written arboricultural approval.
- No vehicle parking, material storage, waste storage, welfare, cement mixing, washout, fires, refuelling, excavation, trenching or level change shall occur inside RPAs or fenced tree protection zones except where a specific approved route/method in the focused Condition 18 Addendum permits it.
- All service routes shall remain outside RPAs unless the approved Condition 18 arboricultural package identifies and controls a specific unavoidable incursion.
- Works shall stop and the arboriculturist shall be notified if significant roots, unexpected roots, tree damage, soil compaction, fence damage or canopy conflict is encountered.

15. Floodplain, watercourse and pollution prevention controls

- No temporary or permanent works shall raise ground levels, block flood conveyance, store buoyant or polluting materials where they could be mobilised by floodwater, or discharge silt/contaminants to Warren Creek or the River Thames.
- No water, slurry, concrete washout, fuel, oils, chemicals, cement, silt or contaminated runoff shall be discharged to Warren Creek, the River Thames, surface water drains or open ground.
- Spill kits shall be kept at the site office, refuelling area and active workforce.
- Refuelling shall occur only in a designated area outside RPAs/BPZs and outside the Warren Creek and River Thames protection zones defined in the Condition 19 CEMP.
- Fuels and chemicals shall be stored in bunded containers.
- Silt controls and spill controls shall be inspected daily and after heavy rain.

16. Pest control, drain capping and baiting

Pest control will be delivered by KILLPEST Ltd or another competent pest control contractor if formally substituted before commencement. Pest control shall be coordinated with ecology controls to avoid harm to non-target species, pets, bats, birds and the water environment.

Stage	Action
Before demolition / soft strip	The pest control contractor shall survey the existing dwelling, outbuildings, garage, drains, voids, refuse areas and watercourse-edge risks.
Monitoring and baiting	Where rodent activity is found, install mapped tamper-resistant monitoring/bait stations. Non-toxic monitoring blocks shall be used first where appropriate.
Ecology coordination	No bait station shall be placed in BPZs, tree protection areas, or within the Warren Creek / River Thames protection zones unless the ECoW and pest contractor agree a safe location.
Housekeeping	Remove food waste daily, use closed bins, avoid standing water and keep the site tidy.

16.1 Drain capping method

- All live and redundant foul, surface water and land drainage runs shall be traced before demolition and excavation.
- Before any drain, pipe or service run is broken, service isolation shall be confirmed and a permit-to-dig system supported by CAT scanning and visual checks shall be used.
- Redundant drains shall be capped at the point of disconnection using proprietary drain stoppers, mechanical caps, sealed collars or concrete/grout plugs appropriate to the pipe and location.
- Open drain ends, ducts or service penetrations shall be temporarily capped immediately when exposed and permanently capped by the end of the working day unless the Site Manager records a safe reason otherwise.
- Open drains shall not be left overnight. This applies to every construction/demolition phase.
- Each capped drain shall be photographed and logged.

17. Site Waste Management Plan and recycling

The contractor shall manage waste using the waste hierarchy: prevent, reduce, reuse, recycle, recover, dispose. The contractor shall target a minimum 90% diversion of non-hazardous demolition and construction waste from landfill, subject to contamination, hazardous material findings and waste receiver requirements.

- A Site Waste Management File shall be kept on site containing waste carrier licences, waste transfer notes, hazardous waste consignment notes, weighbridge tickets, skip exchange records, asbestos records and waste destination details.
- Waste shall be segregated at source wherever practicable.
- All skips and waste storage shall remain within the site boundary.
- Waste shall not be stored in tree protection zones, RPAs, BPZs, flood flow routes or the Warren Creek / River Thames protection zones.
- Lightweight waste shall be covered or contained to prevent windblown litter.
- Waste burning is prohibited.

18. Temporary construction lighting controls

- The contractor shall avoid construction lighting wherever possible. Works shall be programmed for daylight working.
- Tower lights, high-level floodlights and unshielded lamps are prohibited.
- Any temporary task lighting shall be low-mounted, downward-facing, hooded/baffled and directed into the active work area only.
- Temporary lights shall use warm-white output of 2700K or lower where practicable.
- Lights shall be positioned so there is no direct illumination of Warren Creek, the River Thames protection zone, retained trees, hedgerows, canopies, bat commuting/foraging routes, neighbouring residential windows or the highway.
- Temporary lights shall be switched off immediately when the task is complete and at the end of each working day.
- Permanent external lighting shall be installed only in accordance with the separate approved Condition 20 external lighting scheme.

19. Demolition methodology

- Demolition shall progress gradually using hand tools and light plant where approved. Safety, ecology, tree protection and floodplain controls shall govern the method.
- Utilities shall be isolated and certified before demolition. Redundant services and drains shall be capped in accordance with Section 16.
- An asbestos/refurbishment-demolition survey shall be completed before intrusive demolition.
- All applicable Condition 19 CEMP protected-species hold points shall be closed before soft strip or demolition of structures with bat/bird potential.
- Roofs, cladding, frames and walls shall be dismantled from the top down. Demolition shall be inward-falling and contained within the building footprint/demolition zone.
- Before breaking out slabs, foundations or hardstandings, the contractor shall CAT scan, visually inspect, issue a permit to dig and confirm tree/ecology constraints.

19.1 Existing dwelling / bungalow and remaining outbuildings

The existing dwelling / bungalow and remaining outbuildings shall be retained until the new dwelling is structurally complete, then removed before final occupation/planning sign-off unless the approved phasing is formally changed. Before removal, utilities shall be terminated/capped and certified, pest control/drain capping shall be completed, and all Condition 19 CEMP bat/bird requirements shall be satisfied.

19.2 Workshop shed / pre-construction outbuilding removal

The workshop shed / relevant outbuilding shall be cleared before excavation or groundworks for the new dwelling commence. The structure shall be dismantled manually from the top down. Intact breeze blocks may be palletised for reuse; fractured blocks shall be managed as inert waste.

19.3 Existing slipways - retained

Both existing slipways are retained in their current location and form. No slipway removal, infill, relocation, excavation, bank alteration or other modification forms part of this CMS.

20. Construction method and general site controls

- Permit-to-dig controls and service scanning shall be used before ground disturbance.
- Temporary project areas, materials storage and plant movements shall remain within the approved site setup and outside protection zones.
- Materials shall not be stored in the highway, on verges, in tree protection areas, BPZs, watercourse protection zones or where they may be mobilised by flooding.
- Any change to method that reduces tree, ecology, floodplain, watercourse, neighbour or highway protection shall require review by the relevant consultant and, where required, written LPA approval.

21. Noise, vibration, dust and air-quality controls

- Works shall be undertaken in accordance with BS 5228 principles and best practicable means.
- Low-noise and low-vibration methods/plant shall be selected where appropriate.
- Idling engines shall be switched off.
- Fine water sprays shall control dust without causing muddy runoff, silt migration or discharge to watercourses/drains.
- Dusty works shall stop during high winds where dust cannot be controlled.

22. Fencing, hoarding and site security

- The contractor shall erect 2000 mm high Heras metal mesh fencing or hoarding unless another specification is approved.
- Separate tree protection fencing and ecology no-go fencing shall be installed in accordance with the approved TPP/AMS and Condition 19 CEMP.
- Security arrangements shall prevent unauthorised access to scaffolding, plant, materials and ecological/tree protection zones.

23. Scaffolds, lifting, cranes, pumps and plant

- Scaffold positions shall be checked against tree canopies/RPAs and ecology constraints before erection.
- Loads shall not be carried over the public footway or carriageway without adequate protection and public management.
- Mobile cranes or concrete pumps shall not be used on the public highway unless separately licensed and approved.
- Lifting, slewing, unloading or storage through retained tree canopies or within RPAs is prohibited unless approved in writing by the arboriculturist.

24. Site records, inspections and compliance evidence

Record	Frequency / trigger	Responsible person
Site diary	Daily	Site Manager
Induction records	Before each operative starts	Site Manager
Tree protection inspection log	Daily site check and at arboricultural hold points	Site Manager / Arboriculturist
ECoW inspection/toolbox talk records	Pre-start and sensitive works	ECoW / Site Manager
Updated bat survey / ECoW clearance record	Before demolition / destructive roof-eaves works	ECoW / Site Manager
Lighting inspection log	Before any temporary lighting is used and after changes	Site Manager / ECoW where required
Pest control survey and bait station log	Before demolition and at pest contractor visits	Pest Control Contractor / Site Manager
Drain capping photo log	Each temporary/permanent cap	Site Manager
Waste transfer notes and SWMP summary	Each waste movement and monthly summary	Site Waste Champion
Permit-to-dig/CAT scan records	Before excavation/breakout	Site Manager

25. Knowledge of method statement and site display

- This Method Statement shall be readily available at the contractor's yard/premises and on site.
- Working hours, delivery rules, site manager contact details and emergency details shall be displayed on site hoarding/fencing.
- All subcontractors shall be briefed before work and shall not start until they have signed the induction register.

26. Final clearance and handover

- The contractor shall leave the site clean, tidy and safe on completion of each phase.
- Tree/ecology protection shall be retained until the arboriculturist/ECoW confirms it can be removed.
- The contractor shall provide the Employer with the SWMP file, waste transfer notes, drain capping log, pest control close-out report, incident records and consultant sign-off records at completion.

Appendix A - Pre-start checklist

Item	Yes/No/N/A	Initials/date
Relevant planning conditions discharged in writing		
Approved drawings/documents register issued to contractor		
Pre-start meeting completed		
Tree protection installed and signed off		
Ecology/BPZ protection installed and signed off		
Condition 19 CEMP available on site and ECoW toolbox talk delivered		
Updated bat emergence/re-entry survey completed and ECoW demolition hold point closed where applicable		
Asbestos/refurbishment-demolition survey completed		
Service tracing / CAT / GPR / drain CCTV/sonde completed where required		
Pest control survey completed		
Drain capping method briefed to team		
SWMP file opened and waste carrier details checked		
Section 80/highway permits/licences completed where required		

Appendix B - Daily site checklist

Daily check	OK / action required	Initials/date
Tree protection fencing intact and no encroachment		
Ecology no-go fencing/signage intact		
No open drains left uncapped		
No waste/litter outside designated areas		
Wheel wash/road cleanliness acceptable		
No light spill towards Warren Creek/River Thames/trees/neighbours		
Dust controlled/no runoff to drains/watercourse		
Spill kits present and complete		

Daily check	OK / action required	Initials/date
Fuel/chemicals secured and banded		
Floodplain/material storage controls complied with		

Appendix C - Condition 6 phased building removal commitments

The previously submitted Condition 6 phased building-removal commitments remain applicable to the workshop shed, retention of the existing dwelling and final removal of the existing dwelling/outbuildings. Any wording in the earlier Condition 6 statement that could be read as authorising slipway removal is superseded by Section 19.3 of this CMS.