
Proposed development at 9A CIRCUIT LANE, READING RG30 3HB

Application Ref. PL/23/0785 (Condition 05 - CMS)

Construction Method Statement rev A

This Construction Method Statement is submitted in accordance with the planning condition:

No development shall commence on site, including any works of demolition, until a site-specific Construction Method Statement has been submitted to and 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 and how they will be required to use it;
- b) Location on site for storage of plant and materials;
- c) Erection and maintenance of security hoarding (including removal of graffiti/fly-posting);
- d) Identification of any required footpath or road closures;
- e) Required wheel-washing facilities;
- f) A scheme for recycling waste arising from construction;
- g) Measures for controlling the use of site lighting;
- h) Measures to control dust, dirt and other airborne pollutants;
- i) Provisions to control noise during demolition and construction;
- j) Details of pest-control measures following any demolition works.

The CMS below addresses these items directly and should be read alongside the Construction Environmental Management Plan (CEMP).

CONTACT DETAILS:

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1. Working Hours

To minimise impact on neighbouring residents:

08:00-18:00 Monday-Friday

09:00-13:00 Saturday

No works on Sundays or Bank Holidays

Construction traffic and deliveries will be coordinated to avoid local peak hours (typically the school run and morning/evening peak periods). A specific delivery window is not imposed; instead deliveries will be scheduled in advance, monitored and managed to reduce congestion or disturbance.

2. Site Set-Up

(Condition items a, b, c)

Before heavy works or demolition commence:

Site boundaries will be secured with Heras fencing or 2.4 m hoarding.

All signage, welfare facilities, parking and storage areas will be installed as shown on CON 05 CMP.

Warning notices, emergency contact boards, fire points, and behavioural rules will be displayed.

Access for neighbouring properties will be retained where required.

3. Site Security & Public Safety

(Condition items b, c, g)

Hoarding will not be required due to the existing nature of the site. Existing fences and vehicular gates will be regularly inspected and kept free of graffiti and fly-posting.

Gates will remain locked outside working hours.

Ladders, steps, small tools and loose materials will be locked in the compound.

Debris netting, protective screening, and dust sheeting will be used near boundaries.

Respectful behaviour is expected at all times:

- No radios
- No shouting/"wolf whistling"
- Shirts worn at all times
- No smoking outside designated areas

4. Traffic, Access & Parking Management

(Condition items a, d, e)

This section follows the Construction Method Plan (99-00).

4.1 Vehicle Routing & Access

Deliveries will follow the routing shown in CON 05 CMP.

A trained banksman will guide all vehicles entering/exiting but will not stop public traffic.

All engines must be switched off when stationary.

4.2 Parking

Operatives and visitors must park within the designated on-site parking area on CON 05 CMP.

No contractor parking on surrounding streets.

Sustainable travel methods (car share, public transport) encouraged.

4.3 Footpath or Road Closures

No closures are anticipated.

Should a closure be required (e.g., crane lifts or utility trenching), prior approval will be obtained from the Highway Authority.

4.4 Wheel-Washing

A wheel-washing point will be provided at the site exit (see CON 05 CMP).

Public roads will be checked and swept as required.

4.5 Deliveries

Deliveries will be pre-booked and spaced out to avoid clustering.

Deliveries will, where possible, avoid peak congestion periods but no fixed delivery window is required.

Large or abnormal loads will be pre-notified to neighbours.

Unloading will occur on site only.

4.6 Highway Condition Recording

The contractor will record the condition of adjacent highways prior to commencement.

5. Storage of Plant & Materials

(Condition item b)

Locations shown on CON 05 CMP.

Hazardous materials will be stored in lockable bunded units.

No materials will be stored outside the secure compound or on the public highway.

6. Waste Management & Recycling

(Condition item f)

Segregated skips for timber, metal, inert waste and mixed waste.

Gypsum and plasterboard recycled through supplier take-back schemes.

No burning of materials.

Only licensed waste carriers will be used; duty of care records kept.

Surplus materials reused on other sites where feasible.

Asbestos (if found) removed by licensed contractors only.

7. Dust, Dirt & Air Quality Management

(Condition item h)

Dust mitigation will follow Best Practicable Means, GLA Dust Guidance, and BS 5228:

Regular damping down, especially in dry/windy weather.

Covering of stockpiles and skips.

External cutting where possible; internal cutting with extraction.

Dust curtains, screening and sheeting used around sensitive boundaries.

"Shut-down and cover-up" procedures in extreme wind conditions.

Daily housekeeping and sweeping of access routes.

Removal of demolition debris promptly.

8. Noise & Vibration Control

(Condition item i)

All plant to be fitted with silencers and maintained.

No noisy works outside approved hours.

Noise monitored; hearing protection zones created if >85-90 dB(A).

Low-noise alternatives used where available (e.g., burst-mode concrete breakers).

Residents notified of planned high-noise operations.

9. Site Lighting Control

(Condition item g)

Temporary lighting targeted downward, shielded and directed away from neighbouring homes.

Lighting controlled by timers or motion-sensors where appropriate.

No unnecessary night-time illumination.

10. Pest Control Measures

(Condition item j)

A pre-commencement pest survey will be completed.

Drains/sewers capped if required.

Rodent baiting or trapping undertaken by qualified contractors.

Post-demolition monitoring until activity is eliminated.

11. Ground Levels & Spoil Removal

Spoil from foundations and external works removed off-site by licensed carriers.

Temporary ground protection installed in accordance with BS 5837:2012.

Stockpiling limited and controlled.

No piling proposed unless stated otherwise.

12. Neighbour Liaison & Complaints

Neighbours notified in advance of disruptive works or large deliveries.

Complaints logged and investigated within 48 hours.

Contact information displayed on hoarding.

13. Compliance Statement

All measures contained within this Construction Method Statement—prepared with reference to the requirements of condition items a-j—will be fully implemented throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.