HILL END ROAD, MAPPLEWELL
PLANNING APPLICATION NR: 2016/0474

CONSTRUCTION PHASE METHOD STATEMENT & LOGISTICS PLAN



Project Number:	2797
Date:	10th October 2017
Revision:	01

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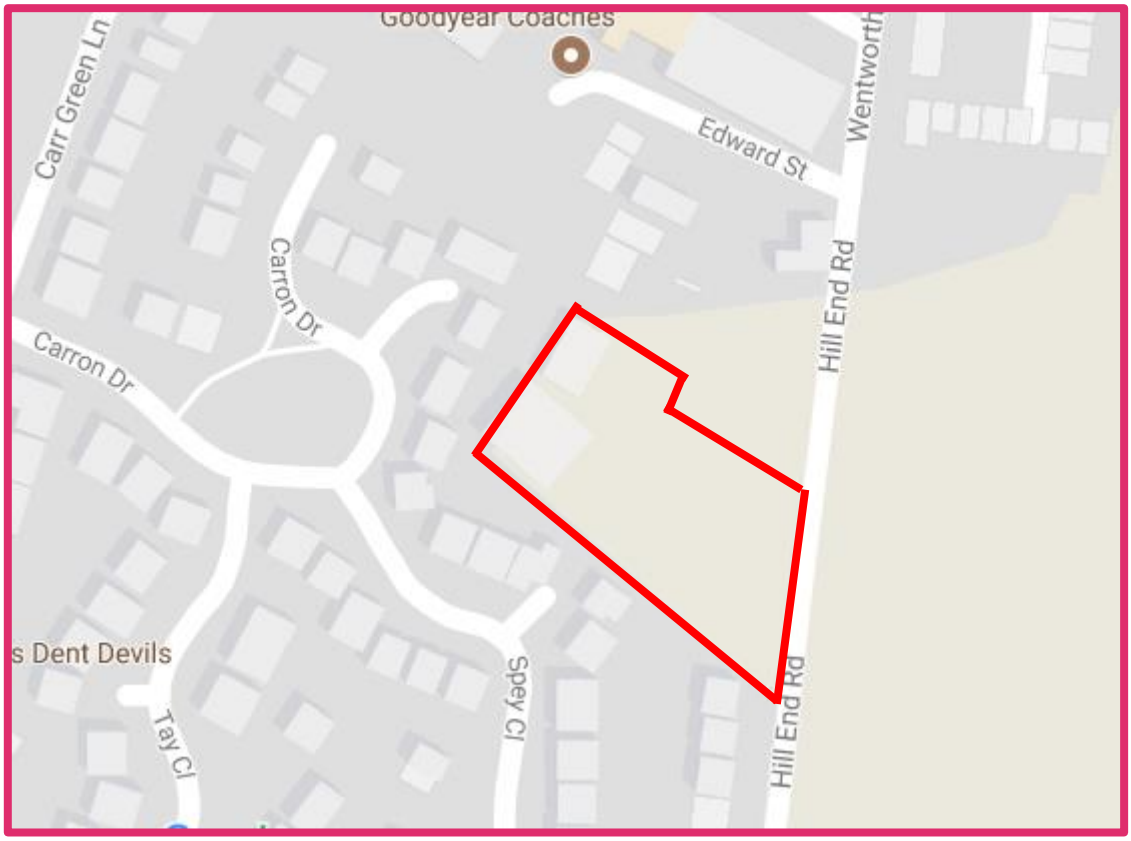
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1.0 Introduction

This Construction Method Statement has been prepared by ESH Property Services to comply with planning condition Nr3.



Site Location – Hill End Road, Mapplewell, S75 6DX

2.0 Proposed Development

2.1 Proposed Works

The proposed works include the construction of 25 Nr new houses with associated drainage and external landscaping works.

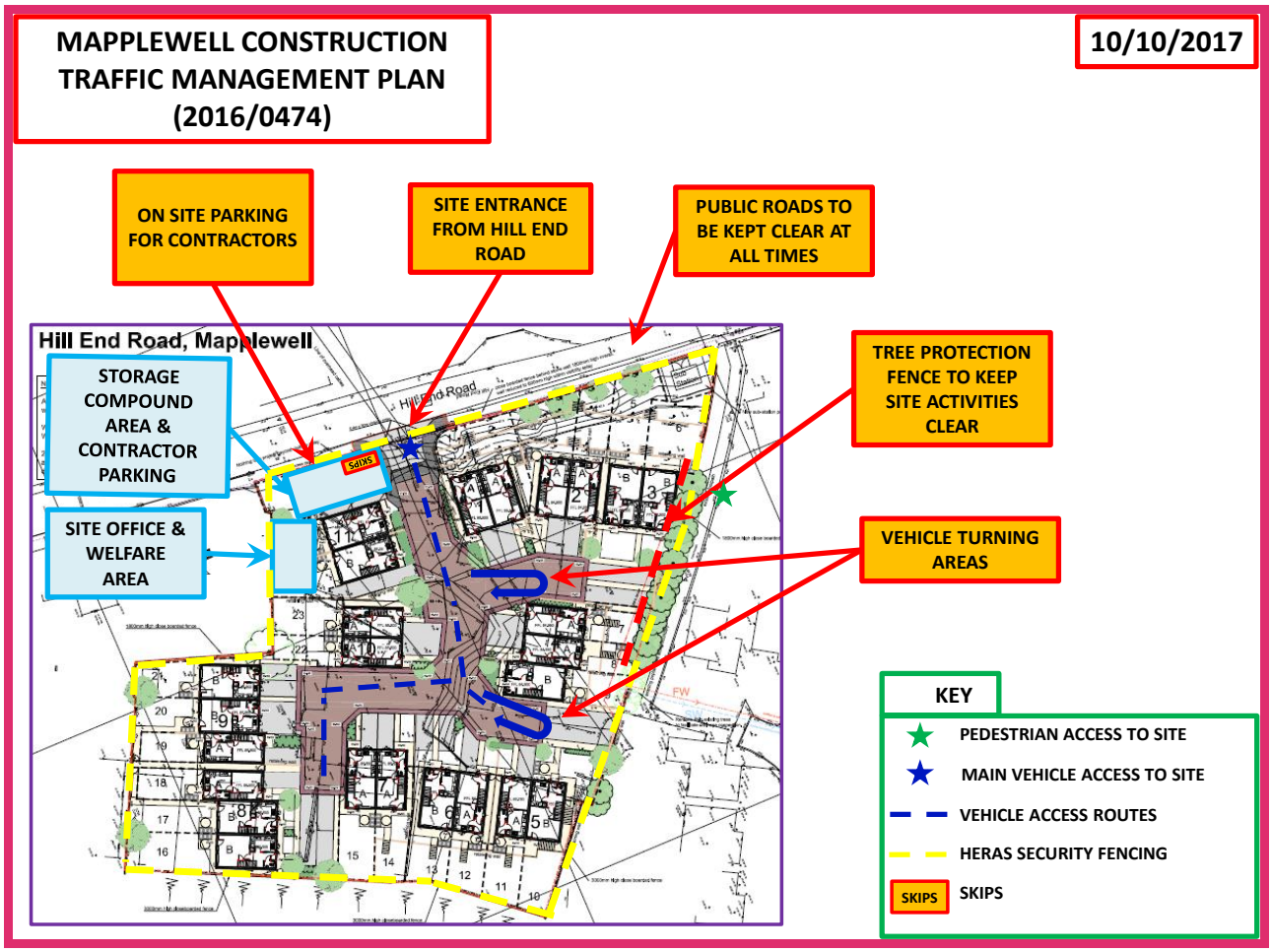
2.2 Access

This section sets out the proposed site access during the construction phase of the project.

The proposed access route would see all deliveries and site traffic approaching the site along Hill End Road from Blacker Lane / Bar Lane direction.



Entrance to site off Hill End Road



Hill End Road, Mapplewell Site Layout / Traffic management Plan

Access to the construction site will be controlled by ESH Property Services with a banksman to ensure the following is strictly adhered to at all times:

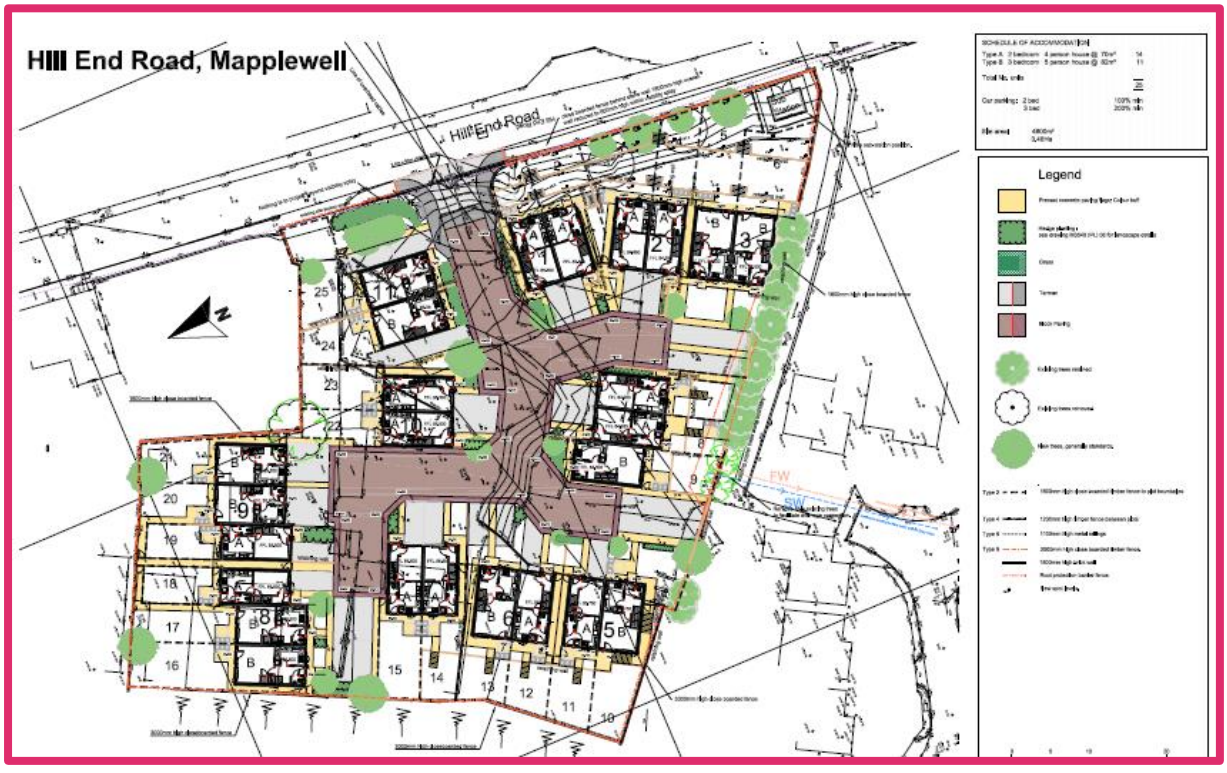
- Material deliveries are only permitted on site with the agreement of the client and the local planning authority.
- The general construction activities including deliveries can only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
- The access route for deliveries onto site must be kept clear at all times to allow safe emergency procedures. It is vitally important that the access road on to site is kept clear at all times to allow for any emergency vehicles should the event occur that they require access.
- Smoking is not permitted within the site at any times. Smoking is only permitted within the designated smoking shelter which will be explained to all operatives during their site induction.
- ESH will not be providing a CCTV security system for the duration or the works to ensure unauthorised visitors are deterred from entering site. Access is only permitted by ESH employees and subcontractors. The site manager details will be displayed at all entrances should anyone need to contact him or enter site.

3.0 Construction Phasing / Logistics & Programme

3.1 Key Activities

The following are the key activities that will be taking place. All works will be carried out in one phase and handed over to our client once the entire project is complete.

- Disconnect and isolate services
- Strip out and demolition works
- Drainage
- Foundations
- Retaining walls
- Masonry works
- Precast concrete floors
- Roof works
- Partition walling / joinery
- MEP installation
- Flooring
- Decorations
- Sub-station
- Snagging
- Testing and Commissioning



Final Scheme Site Layout

3.2 Construction Programme

Start on site	16/10/18
Overall duration	70 weeks
Anticipated Project completion	15/10/18

The Construction Phasing proposals detailed above will be discussed in detail prior to the commencement of any construction activities, with specific emphasis on minimising disruption to the local neighbours, with all stake holders and an ESH Health & Safety Manager. A site specific Emergency Procedures / Construction Phase Fire Strategy plan for the project will be submitted for approval.

The site waste storage and materials storage areas will be protected / secured with heras fencing and lockable gates. Temporary fencing / barriers will be erected where required to segregate any construction areas and access / egress routes.

3.3 Construction Working Hours

The general construction activities including deliveries will only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

3.4 Site Deliveries

During construction, items will be delivered to site by normal delivery wagons and as such we do not anticipate the requirement for abnormal loads to be delivered to site. Site deliveries will only be permitted with the construction working hours detailed above.

Access onto site will be controlled by our banksman who will meet and direct all deliveries to the material unloading areas as agreed with the site manager.

All site traffic will be able to dive onto site, turn around within the site, and drive off site. There will be no need for delivery vehicles to reverse onto or off site. Please refer to the Site Layout / Traffic Management Plan detailed in section 2.2.

3.5 Parking

Our staff and subcontractor will be using a temporary car park which will be formed within the site boundary. Please refer to the Site Layout / Traffic Management Plan detailed in section 2.2.

We will ensure that the surrounding streets are not affected by the construction works deliveries. All delivery Lorries will access the site from the designated site entrances shown on the attached traffic management plan. All delivery drivers will report to the gateman who will act as a banksman and escort the vehicle to the offloading area.

At the peak of construction we do not expect there to be more that 30 operatives on site. The numbers will fluctuate as the works progress and the majority of operative will be travelling in cars or small

vans. We will encourage 'car share' to minimise the amount of parking we require in the existing car park.

All construction staff and operatives will use their best endeavours to ensure that there is no impact to the highway network or local business and neighbours from inappropriate parking.

3.6 Wheel Washing Facilities

The large majority of dirt and dust problems are contained by good 'site housekeeping' which is embedded within the ESH culture and throughout its supply chain. During wet or unsettled weather conditions we will wash the wheels of vehicles to ensure mud is not transferred from the site onto the highway. Damping down and regular road sweeping are tightly controlled by the ESH site management team, as a matter of procedure to ensure mud and debris is not dragged out onto the highway unnecessarily.

3.7 Noise and Dust

We will discuss future operations, with the client's representative on a weekly basis prior to commencement of the works. ESH are very experienced in delivering housing projects and have delivered many successful projects to the satisfaction of all stake holders. The suppression of dust and noise is absolutely crucial to the successful delivery of all projects. The project team will ensure that noisy operations are managed and undertaken in sections to reduce the impact on the adjoining neighbours.

Notwithstanding the above, the following noise control procedures will be applied:

- All current legislation, noise abatement orders, guidance notes and codes of practice will be consulted and strictly adhered to.
- Where necessary noise levels will be monitored and noisy assessments carried out.
- Noisy plant and equipment will be strategically located to minimise disruption.
- Plant where ever practicable, will be electrically powered.
- All plant and machinery will be fitted with efficient exhausts, silencers and mufflers and maintained in good condition

4.0 Mitigation Measures

This section sets out the mitigation measures that will be put in place during the construction of the new extension.

- Access on to site will be controlled by our site manager.

- We will provide clear signage on site to warn the building users of the construction area. Signage will also be position to warn vehicles entering the car park that pedestrians will be present.

- All suppliers will be sent correspondence instructed them of the site rules. All drivers will be instructed to phone the site manager prior to arriving on site so our banksman can meet and deal with the delivery as efficiently as possible.

- A dedicated materials storage area within the existing car park, adjacent to the main entrance, will be made operational during the site set up. This area will be segregated with heras fencing and controlled with lockable gates. The gates will remain locked at all times when not in use.