





CONSTRUCTION METHOD STATEMENT BLEACHCROFT.

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Issue No	Revision	Description	Date	Name	Signature
1	1	Discharge of Planning Conditions	25/07/2022	Lee Howard	
1	2	Updated with comments for on-site provisions concern the prevention of mud being tracked on to highways.	17/05/2023	Lee Howard	

1. Introduction:

Harron Homes have to prepare a Construction Method Statement to accompany a residential planning application.

The Applicant is seeking planning permission for a residential development of up to 230 residential units for this Site.

The main activities anticipated during construction will comprise site preparation, earthworks, and construction. Works are anticipated to be undertaken in broadly the following order; however, there is likely to be a certain element of overlap between each stage and some individual processes. In the event that the Site is released in discrete phases each individual phase will broadly follow the order below.

- Localised remediation, validation of ground conditions and a geotechnical ground investigation where required.
- Initial clearance of vegetation in relevant development phase which will involve the removal of vegetation and trees that are not retained for preservation or retained as part of the Proposed Development.
- Bulk earthworks to ground formation levels and the formation of surface water drainage swales and retention lagoons; and
- Clearance and creation of temporary accesses/haulage routes through the Site.

The following site preparation, earthworks and construction activities are considered necessary in order to facilitate construction and development of the Site;

- Securement of Site and the implementation of any additional fencing and/or hoarding around the Site.
- Site preparation, excavation, earthworks, and re-profiling to meet required finished floor levels.
- Material handling, storage, stock piling, spillage, and disposal.
- Movement and use of static and mobile plant / construction vehicles.
- Disposal of waste.
- Formation of swales and attenuation features.
- Foundation construction.
- Construction of drainage runs, and utilities duct runs (outline).
- Installation of temporary and permanent infrastructure including roads and haul routes.
- Construction of proposed buildings.
- Site restoration and landscaping.

2. Onsite parking for site operatives and visitors.

Within the Site a one-way system will be implemented where reasonably practicable for all traffic (i.e. deliveries, construction staff and site visitors) with appropriate parking and delivery bays will be provided depending on the constraints of the site. Required.

- All customers shall be allocated parking in the sales arena.
- Operatives parking will be provided as part of the compound and welfare set up.

3. Means of access for construction traffic.

It is proposed that all construction traffic will access the Site from Beachcroft way onto Stairfoot way as the min construction entrance to site.



4. Areas for loading and unloading of plant and materials. *(Please see appendix A onsite traffic management plan and Layout).*

To manage the supply of materials to the Site and to avoid the need for deliveries during the restricted peak periods, the construction site will establish a secure holding compound. No works relating to the preparation or construction activities shall take place outside 7am and 7pm Monday to Friday and 9am to 1pm on Saturday and no work will be carried out on Sunday or bank holidays.

During the initial construction stages most materials will be ordered in bulk and will be delivered to site as and when required in full HGV loads.

5. Storage of plant and materials used in constructing the development.

Construction Site Layout please find attached. In sum this will set out and show the locations of:

1. Welfare & Contractors Site Compound including parking.
2. Sale arena and parking for visitors.
3. Site access point.
4. Haul roads where required.
5. Designated holding areas for plant.
6. Pedestrian routes and crossing points.
7. Material storage areas for build materials and aggregates.
8. Waste segregation stockpiles and skip locations.

6. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.

Screening and Hoarding:

Construction areas of the site will be made secure from members of the public by fencing, and signage to prevent unauthorised access.

Where necessary to ensure safety, individual locations within the site where hazardous activities are being carried out will be secure with the installation of Heras fence panels. Elsewhere the site perimeter will be delineated and will be provided with warning signs to inform of the dangers of construction sites and advice against unauthorised access.

Viewpoints shall be located where the perimeter fencing is accessible around the site. The main viewing point shall be at the main gate.

Hoardings will be erected around the site compound area, and shall undergo daily inspections this shall be recorded on the site security fencing checklist, where repairs are required a Harron Homes approved sub-contractors shall carry out the repairs at the cost of the company.

1. Wheel washing facilities & maintaining on site roads.

At the exits and entries of the site which lead onto the public highway, a suitable wheel wash will be provided. No vehicle that is likely to deposit mud or other material on the road surface will be permitted back onto the public highway.

Contactors will be required to take all necessary measure to ensure that public roads are maintained clear of construction debris. Measures will include:

- Vehicles carrying loose aggregate and workings to and from the Site to be sheeted at all times.
- Regular monitoring and maintenance of the wheel wash will take place.
- The site manager on their inspections, will visually inspect and record conditions of the on and off-site roads on a daily basis and will deploy a road sweeper, as and when required.
- Contractors will avoid tracking on site roads wherever possible. Off road vehicles will remain off road where possible, and a provision of onsite haul roads will be provided with designated crossing points for heavy plant. This will avoid the tracking of mud and debris across site roads.
- Excavators will stay in their allocated work area to avoid tracking around site unnecessarily.
- Where off road vehicles need to use on site roads for moving around site, such roads will be scraped off on a regular basis, by the telehandler and bucket attachment.
- On sites road maintenance will consist of regular contracted road sweeps, these will be called off by the site managers as and when required.
- The telehandler road sweep attachment will be deployed when required to ensure build of mud and debris is minimised during construction.