

Report to address Condition 9

Planning reference number : 231885

Address : The Haulage Yard, Land adjacent to Bramble Cottage, Hyde End Road, Spencers Wood, Berkshire, RG7 1BU

Proposal : Full application for the proposed erection of 1no. 3 bedroom dwelling with associated parking.

Condition 9 states :

construction method statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i)the parking of vehicles of site operatives and visitors,*
- ii)loading and unloading of plant and materials,*
- iii)storage of plant and materials used in constructing the development,*
- iv)the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,*
- v)wheel washing facilities,*
- vi)measures to control the emission of dust and dirt during construction,*
- vii)a scheme for recycling/disposing of waste resulting from demolition and construction works.*

Details

i)the parking of vehicles of site operatives and visitors,

Refer to layout plan GP/03/25

ii)loading and unloading of plant and materials

Refer to layout plan GP/03/25

iii)storage of plant and materials used in constructing the development

Refer to layout plan GP/03/25

iv)the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

Refer to layout plan GP/03/25

v)wheel washing facilities,

Refer to layout plan GP/03/25

vi)measures to control the emission of dust and dirt during construction

Refer to layout plan GP/03/25 and further general details below

vii)a scheme for recycling/disposing of waste resulting from demolition and construction works.

Refer to layout plan GP/03/25 and further general details below

The following guidelines will be implemented/adhered to during the construction phase :

Working Hours and delivery times

Construction work to be carried out between the hours of 0800 to 1800 Monday to Saturday with no working at Sundays or bank holidays

No deliveries to take place outside of these times

Site contact details

Appoint a working project manager (PM) on site for the duration of the works

The PM will be responsible for managing the works in accordance with the method statement

The PM will provide 24 hour contact details displayed at the site entrance

The PM will be the permanent point of contact for local residents in the event of any emergencies, disturbances, noise issues etc that may arise

Site up

Tree Protection

Prior to any works on site :

Erect tree protection measures in accordance with the Arboricultural method statement including the RPA suspended deck system as detailed in AMS and landscape plan

Arrange for a visit by the clients and Councils Arboriculturists to check satisfactory tree protection measures are in place

Hoardings

Provide designated area for deliveries and set down

Provide designated car parking area for operatives – expected maximum 3no. small vehicles

Set up a wheel wash facility at the entrance to the property access road with hose served via to ensure all vehicles leave the site clean of any construction contaminants, mud etc.

Set up a temporary standpipe with hose pipe attachment for damping down any areas of construction activity likely to cause rising dust and watering down generally of any working areas

Grinding and any dust producing operations to be kept to a minimum and carried out

in a screened area (1800mm high, Haras fence covered with Geotextile material) wherever possible

No burning on site of any materials

Skips to be properly covered when leaving site

Externally stored robust materials to be tarpaulin covered to prevent emission of dust

Materials stockpiles will be kept to a maximum height of 1500mm

Noise levels are anticipated to be low due to the small nature of the project. However, these are to be kept to a minimum, with a large number of operations carried out off site ie fabrication of steelwork, mixing of concrete, pre-fabricated roof trusses and floor joists etc

Any operations of noise consequence which are to be carried out in-situ are to be properly managed to ensure minimum disturbance to occupiers and residents

Vibration levels, as with noise levels, are expected to be very minimal ie there is no foundation piling, site whacking for levelling etc. Noise would be comparable to any domestic extension which will normally be surrounded by housing. If for any reason an operation may cause excessive vibration this would be probably managed to reduce any impact as far as practically possible

Neighbours of adjacent property will be fully informed of the programme throughout the course of the works if required during certain crucial stages where they would be shielded from any unnecessary discomfort