

CONSTRUCTION METHOD STATEMENT

This document relates to the following Planning Consent:

Application Number: 223083

Site Address: Land South of Bridge Farm, Reading Road, Arborfield, Wokingham, RG2 9HT

Proposal: Outline application for the erection of up to 11No commercial units to provide 6,986sqm GIA commercial / employment development predominantly within Class B8 and/or Class E(g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with highway works and strategic landscaping. Matters of Access, Siting and Scale to be considered only.

And is provided to discharge the following condition:

12. 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.*

Reason: In the interests of highway safety & convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 & CP6.

SITE LOGISTICS PLAN



MAIN KEY	
	Site Boundary
	Pedestrian Routes
	Site Accommodation
	Site Parking
	Delivery Routes
	Skips / Recycling
	Materials Storage

NOTES

Phase 1 Logistics Plans – Works to Access Road

- Works to the access road will be completed to provide safe access to site
- During this period, operative numbers will be lower. As such, a smaller site accommodation will be used
- All accommodation, parking and material storage will be located away from the protected green space and woodland
- This approach will be subject to review, pending agreement with the other road users

NOTES

- On completion of the initial works to the road and progression of the site works, Site Accommodation will be relocated on to the yard area
- At this point, the new buildings will serve as a barrier between much of the site works and the sensitive areas
- The Site Accommodation will remain in this location until works are completed

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Control of Noise

The Contractor is required to comply with BS 5228 Code of Practice for noise and vibration control on construction and open sites, (Parts 1 and 2), in order to minimise any potential disruption.

The Contractor will utilise methods and materials to ensure that the generation of noise is minimised throughout the development.

The Contractor will ensure management processes are in place for the following:

Review of plant and activities to ensure noise minimisation measures are in place and operating.

Public relations, e.g. provision of telephone numbers for complaints, pre-warning of noisy activities, sensitive working hours.
Where possible, controlling of site traffic and setting up of access routes away from sensitive receptors.

Provision of noise monitoring during activities likely to affect sensitive receptors.

The Contractor will be responsible for the execution of the CEMP and will ensure that appropriate personnel understand their responsibilities in terms of the minimisation of noise and the appropriate reporting and dealing with incidents. The contractor will also be responsible for identifying and organising appropriate training.

Strict controls on the sequencing of works and providing noise protection would be developed on an activity-by-activity basis. These would include:

The positioning of static plant away from properties.

Mobile plant to be turned off when not in use.

The use of percussive plant would be avoided where alternative non-percussive plant is available for a given task. All relevant items of plant are to be fitted with effective silencers of a type recommended by the manufacturer.

Use of radios, sound systems, tannoy will not be permitted apart from under emergency conditions.

Cutting operations or other noisy tasks will, wherever possible, be undertaken at times and in locations so as to keep disturbance to adjacent occupiers to a minimum.

Where vehicles are standing for a significant period of time, engines to be switched off.

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Control of Dust

The production of dust during the construction phase of the development is expected to be minimal, but as an added measure, if required, various dust suppression methods will be implemented to ensure that any dust fallout from the construction activities on site is mitigated and reduced to an acceptable level. These will include:

Debris netting will be provided to site fences and gates if required.

When required, high pressure jets will be used to produce a fine mist which will dampen down materials that are likely to produce dust. These types of machines are known as “dust buster” dust suppression systems (Vortex Mini Mobile Fan / Vortex Rotary Atomiser Mobile or similar). These machines will dampen down dust and where required, additional damping down will be conducted using fire hoses and spray nozzles.

Machinery utilising attachments along with mobile crushing plant will have spray nozzles attached that will assist to ensure any dust and debris fallout is controlled at source.

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Control of Surface Water Run Off

Construction phase operations will be undertaken in accordance with guidance contained within the Environment Agency Pollution Prevention Guidelines.

There will be no pumping into foul or surface sewers without the permission of the water board or the Environment Agency.

Prior to the installation of permanent hard paving's and drainage infrastructure, the Contractor will be required to monitor the on-site conditions regarding ground permeability, infiltration and standing water. As and when required, the Contractor shall undertake such temporary works that are necessary to prevent discharge and run off from the site using methods such as bunding, trenching and swales.

The Contractor is to prevent contamination effecting the ground water table and nearby water courses and to work in strict accordance with the EA Pollution Prevention Guidance Notes. These provide advice on statutory responsibilities and good environmental practice. The Guidance Notes of particular relevance to the site are:

Pollution Prevention Guidelines Note 1 (PPG1) – General Guide to the Prevention of Pollution - provides an introduction to the prevention of pollution from a variety of sources.

Pollution Prevention Guidelines Note 2 (PPG2) – Above Ground Oil Storage Tanks - offers advice on storage options, equipment and its maintenance and how to deal with spills.

Pollution Prevention Guidelines Note 3 (PPG3) – Use and design of oil separators in surface water drainage systems - provides guidance on when oil separators are appropriate and what size and type of separator are required.

Pollution Prevention Guidelines Note 5 (PPG5) – Works in, near or liable to affect watercourses - provides guidance on general precautions to take when working in the vicinity of a watercourse, along with more specific measures to take to prevent contamination and to minimise any adverse effects.

Pollution Prevention Guidance Note 6 (PPG6) – Working at Construction or Demolition Sites - repeats much of what PPG5 presents but concentrates specifically on the situations likely to occur at construction sites.

Pollution Prevention Guidance Note 7 (PPG7) – Refuelling Activities - provides information on the correct delivery, storage and dispensing of fuel to help reduce the risk of pollution;

and

Pollution Prevention Guidance Note 21 (PPG21) – Pollution Incident Response Planning - contains advice for those developing site-specific pollution incident response plans to help prevent and mitigate damage to the environment caused by accidents such as spillage and fire.

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Site Security Arrangements including Hoardings

The current site fencing and boundary features will be maintained where in a serviceable condition.

Tree protection fencing will also be installed around the site as required.

Within the site boundary the welfare area will be segregated from the construction site using Heras fencing, and safety barriers will be utilised to segregate construction traffic from pedestrians.

Perimeter hoarding and gates are to be erected around the construction site, painted and maintained to a presentable standard by the contractor to protect the public and deter unauthorised entry.

To the wider site, the proposals include retaining of existing security fencing where in a serviceable condition and also additional permanent metal fencing will be used along the western and southern (entrance) boundary and access road to improve site security. Vehicle and pedestrian gates will be incorporated to the bottom of the shared access road.

Construction Working Hours

Working hours would be restricted to "normal working hours", these are anticipated as being:

Monday - Friday	08.00 to 18.00
Saturday	08.00 to 13.00

With occasional working on Sundays and Bank Holidays (essential or traffic related works only).

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Considerate Constructors Scheme

An authorised, responsible person will be nominated from within the appointed main contractor's organisation in due course. The main contractor is obliged to register this project with the Considerate Constructors Scheme which requires that he put in place mechanisms for addressing complaints, monitoring, public liaison, prior notification works, etc. The Considerate Constructors Scheme Code of Practice includes:

Consideration: All work to be carried out with positive consideration to the needs of all potentially affected parties and the environment in general.

Environment: Minimising noise and dust from construction, use of local resources where possible, attention to waste management and the implementation of the waste hierarchy (reduce, re-use, recycle) and the avoidance of pollution.

Cleanliness: The working site to be kept clean and in good order at all times.

Good Neighbours: Full and regular consultation with neighbours including adjacent traders and businesses regarding programming and site activities.

Respectful: Respectful and safe standards of dress shall be maintained. Lewd or derogatory behaviour will not be tolerated under threat of severe disciplinary action.

Safe: Construction operations and site vehicle movements are to be carried out with great care and with consideration for the safety and security of the general public and site personnel.

Responsible: Considerate Contractors will ensure all site personnel and any other persons working on the site understand and implement the Code.

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Traffic Management Plan

Site Operatives

- All supply chain staff and operatives will be contractual obliged to travel to site via the agreed routes
- Site operatives will be encouraged to use public transport or vehicle share, where possible
- All Traffic related matters will be covered in both the Pre-Tender Interview and Site Induction

Visitors

- Visitors will be encouraged to use public transport or vehicle share, where possible
- All visitors will be pre-arranged, to ensure suitable access and parking is available

Parking

- All parking will be within the site boundary
- All parking will be located away from sensitive ecological features
- Parking will be monitored by the site team to ensure no site operatives or visitors park in unauthorised or unsafe areas
- The site team will liaise with all neighbours and users of the shared private access road from Reading Road

Loading and Off-loading

- Means of loading and off-loading will be agreed with all supply chain members during the procurement process
- All loading will take place within site, with no off-loading permitted on the highway or other shared roads
- Deliveries will be planned to ensure vehicles awaiting off-loading will not wait off-site
- All drivers will be inducted regarding the site requirements and to ensure good relations with neighbours are maintained

Turning within the Site

- All turning will be undertaken on site
- Vehicles will be banked on site, by either the supply chain member accepting the delivery or a member of the Magrock Team
- No vehicles will be permitted to reverse of site
- Any oversized vehicles will be arranged in advance, with the necessary movement orders in place, and provision made on site to safely accept the delivery

Vehicle Cleanliness

- Wheel Washing will be undertaken before any vehicle exit the site on to shared or public roads. This will be by an assigned operative and jet wash, will suitable, managed drainage
- If deemed necessary by the Site Team, a road sweeper may also be utilised