



Appendix C – Framework Construction Method Statement

Introduction

This Framework Construction Method Statement (CMS) accompanies the planning application for the extensions and associated works at Belamie Gables. It provides assurance that construction activities will be safely managed and that impacts on residents, neighbours and the highway network will be minimised.

Construction access and routing

All construction traffic will enter and exit via the established access on Hyde End Road. Reversing movements will be minimised and, where required, will be assisted by a banksman. Deliveries will, as far as practicable, avoid peak commuter and school times.

Contractor parking and welfare

Contractor parking will be contained within the site, in a designated area agreed with the Home Manager.

No contractor parking will occur on Hyde End Road or on neighbouring land.

Welfare facilities for contractors will be provided within the site boundary.

Materials storage and deliveries

Materials will be stored on the hardstanding area identified on the site plan, away from tree root protection areas and resident access routes.

Deliveries will be pre-booked and timed to avoid staff shift-change periods wherever possible.

All delivery vehicle movements within the site will be supervised to ensure safety and prevent obstruction of the access or ambulance bay.

Site safety and segregation

Clear physical separation will be maintained between construction areas and the operational parts of the care home.

Appropriate hoarding, barriers and warning signage will be installed to prevent unauthorised access.

Emergency access, including the dedicated ambulance bay and main entrance, will remain available at all times.

Noise, dust and working hours

Construction working hours will be limited to:

- 08:00–18:00 Monday to Friday
- 08:00–13:00 Saturday
- No working on Sundays or Bank Holidays

Noise and dust will be controlled using best practicable means, including damping down, covering skips and minimising particularly noisy activities at sensitive times.

Waste management

Construction waste will be stored in covered skips within the site and removed regularly by licensed waste carriers.

No burning of waste will take place on site.

Neighbour liaison

Contact details for the Site Manager will be provided to neighbouring properties prior to works commencing.

Any reasonable concerns raised by neighbours will be logged and addressed promptly, in consultation with the Home Manager where appropriate.

Conclusion

This Framework Construction Method Statement demonstrates that the proposed works can be carried out safely and in a manner that protects the amenity of residents and neighbours, maintains emergency access and avoids harm to the local highway network. It is suitable to be secured by way of a planning condition.