Telmac Developments Ltd

5A Station Terrace
East Boldon
South Tyneside
NE36 0LJ

Construction Method Statement

Description

Development of 5no. dwellings, with associated access, amenity space, landscaping and car parking in association with the playing field.

Location

Vacant land, formerly Boldon CE Primary School, Rectory Bank, North Road, West Boldon, South Tyneside, NE36 0QE.

Definition

This Construction Method Statement has been prepared in response to planning pre-commencement condition 19 listed in the Planning Approval ST/0139/22/FUL, dated 13/07/2023.

Pre Commencement condition 19

Development shall not commence until a Construction Method Statement, together with a supporting plan, has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement and supporting plan shall, where applicable, provide for:

a) details of temporary traffic management measures, temporary boundary treatments, vehicular/pedestrian gates, visibility splays.

b) Method of preventing mud or other materials spilling out onto the highway from the site and/or cleaning the highway of such materials.

c) the loading and unloading of plant and materials.

d) storage of plant and materials used in constructing the development.

To prevent nuisance in the interests of residential amenity and highway safety, in accordance with South Tyneside LDF Policy DM1 and the NPPF.

Site Traffic Management & Vehicle Movements

A Traffic Management Plan will be in place with segregation of pedestrians and vehicle movements.

Site Access - visibility splays (2.4 x 43m) being available at 1.05m height, wall height and fencing at site entrance to allow visibility splays across top of wall and through heras fencing i.e. no solid boarding attached to heras fencing that may obscure visibility. Splays are detailed on the supporting Site Establishment Plan, along with annotations on wall height etc. This work is to be undertaken on the site during the Site Set up phase to secure splays.

A Banks man will safely guide all vehicles arriving at the site, and a site speed limit of 5mph will be enforced. All reversing and turning is to be carried out under the constant supervision of a banksman. Contract vehicles are to use the cul de sacs for turning, as per the Site Establishment Plan.

Drivers must take care when other vehicles and pedestrians are in any area through which they are moving. Where possible audible and visual signals are to be used for any reversing.

Manoeuvring of any sizeable loads or vehicles to be carried out with signaller in attendance, to ensure that third parties are kept clear of site operations.

Wheel Washing Facilities

A ''wheel wash'' arrangement will be provided when required, however, a labourer will wash the wheels of all vehicles using a pressure washer or other means before leaving site. The location of the Wheel Wash is next to the Fire Assembly Point close to the entrance to the site.

Water control measures will be carried out at the site entrance to take away the waste water and dirt that will be created during wheel washing. Any dirt that may spill out of the site entrance onto the highway will be cleaned with a mechanical road sweeper as and when required, for the safety of highway users.

As much tarmac as possible will be placed on the site compound to minimise the amount of dirt created and make it easier to clean site should any excess dirt be created during the construction process.

Loading and unloading of Plant & Materials

Plant and Materials will be unloaded either on site by hand, Telehandler as appropriate. Suitable fall arrest systems will be employed on site whenever a driver or operator must access their load.

A Telehandler will be present on site to unload small materials and small plant as appropriate.

All sub-contract and material orders will have the logistics information attached and also a strict route to site which must be followed.

On arrival all delivery drivers will report to the Site Manager. Materials will be offloaded and transported directly to the designated storage areas within the site area.

All debris, redundant materials, etc. are to be collected on site within each working area on a daily basis and removed from the building to either designated rubbish skip or taken away each evening in the company vehicles.

All non-hazardous materials are to be disposed of at a registered tip approved by the Waste Regulation Authority.

No burning of waste will be permitted within the vicinity of the site.

The Site Manager will be responsible for ensuring that all waste is disposed of in a safe and competent manner using only approved, appropriate tips and will retain all waste transfer documentation on site for audit purposes. Site Waste Management Plans shall be adopted, monitored and reviewed.

Storage of plant and materials used in construction the development.

All waste materials will be deposited into enclosed skips as required and disposed of by a licensed waste carrier.

All waste must be double bagged and stored securely prior to the waste being removed on site and waste bins throughout site must be emptied regularly to avoid them becoming full.

Areas for the storage of materials and plant will be available on site. This has been aided by prioritising the construction of some car park areas.

An area has been allocated adjacent to the site offices to hold vehicles on the site plan.

Containers and skips will be located nearby the work areas to limit movements. Plant will be parked in a safe manner and de-mobilised during non-working hours and break times.

Plant will be parked away from sensitive boundaries.

Telmac Developments Ltd will provide labour to maintain the general cleanliness of the site. Individual sub-contractors will be responsible for maintaining their own working areas and operations in a clean and safe condition.

All materials, plant, tools and other equipment will be stored entirely on site.

Vulnerable or valuable materials, tools and equipment can be stored under lock and key in the storage cabin when not in use.

On arrival all delivery drivers will report to the Site Manager. Materials will be offloaded and transported directly to the designated storage areas within the premises.

Materials deliveries will be co-ordinated by the Site Manager. All deliveries will have scheduled delivery times in order to avoid clashing with busy traffic periods on the surrounding roads.