SEAGATE
HOMES

Construction Method Statement

Rev A - 23-04-25

RESIDENTIAL DEVELOPMENT Monks House Lane, Spalding

Planning Ref: H16-0136-23 (South Holland District Council)

Site hours of operation –

07.30 to 17.30 hours Monday to Friday
(Contractors can attend prior but no on-site operations prior to 7.30am)

08.00 to 13.30 hours Saturdays.

No working Sundays or Bank Holidays, with the exception of attendance for security and if pumps/generators are on 24hrs per day they may need attendance to refuel.

Noise, Dust, Vibrations & Emissions

All stationary vehicles attending or working on site to switch off engines where possible.
Contractors and Sub-Contractors on site are to follow BS 5228-1:2009+A1:2014 to ensure that any potential noise and vibration are eliminated wherever possible and/or alternative measures are considered to ensure safety of the nearby residents. Ongoing monitoring of these factors will be taking place and noise barriers used, if necessary.

Machinery & dust creating activities are to be located away from neighbouring properties and will be due to the nature of the site. Any cutting, grinding or sawing of materials is to be avoided wherever possible but where carried out water suppressant or suitable local exhaust ventilation systems are to be employed.
Skips are to be placed away from sensitive receptors i.e., neighbouring properties, and securely covered.
Minimise drop heights to control fall of materials and ensure regular replacements of skips.
In periods of dry weather damp down materials to minimise dust generation.
No burning of materials is to be permitted on site as waste materials necessarily arising from the build process are to be collected by specialist contractor for recycling.

Site Access & Security

Site access and security will be provided, to ensure the works that are being undertaken as segregated from the public areas outside, security fixed posts and Heras fencing panels forming new perimeter fencing will surround the boundary of the site.
Designated site personnel will be responsible for providing security and controlling access to the site.

Vehicle and pedestrian access will be segregated on site.

Any off-site works will be managed through Traffic Management Plan pre-agreed with Highways as and when required prior to the specific works taking place.

Access gates will be closed when not in use and manned during the hours of operation of the works.
Site access gates will be located approximately 15m from the entrance off Mill Drove South.

Demolition Works
None envisaged for the site (previous structures removed prior to commencement).

Loading & Unloading
Access for deliveries to the site will be undertaken on site, via the existing access off Monks House Lane. Lorry access will be allowed on site and all materials securely stored.
Pre-booked deliveries will be made during the prescribed working hours.
Deliveries shall enter and exit the site in forward gear. Any potential reversing plant will be banked by trained appointed personnel.

Plant & Machinery
Excavation of foundations and associated groundworks by specialist sub-contractor with excavators to be delivered and removed from site by trailer.
Telehandler/specialist crane hire for loading out build stages including installation of roof trusses to two storey dwellings.
Any specialist operations may be required e.g., craneage are to be subject to appropriate risk assessment, method statements and due consultation with any potentially affected third party prior to carrying out any operation.

Welfare
Site welfare facilities will be available throughout the construction period. These will be located within temporary site cabins.

Tree Protection
Tree protection measures to be in place prior to commencement as per Planning Permission condition, and in accordance with the Tree Protection Plan.

Piling Operations
All immediate neighbours of the development shall be advised of the piling operation programme a minimum of 2 weeks prior to commencement of piling. Piling operations will be restricted to weekdays only.

Wheel wash
Wheel wash provision will be by means of a commercial hose pipe/pressure washer when ground is wet and/or uncontrollable mud potential.
We shall endeavour to keep clean the public highway by means of a regular road sweep and wheel wash as necessary to minimise any dirt on roads (predominately during muck/stone shifts and heavy plant work). We shall be able to wash or clean down vehicles before leaving site using mains water supply when available on site as required.

Lighting
The only construction lighting will be security lighting or bulkhead lights at the site compound.

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Soil Management Strategy
Any excavated soil will be loaded and disposed of off-site in accordance with the code of practice for the sustainable use of soils on construction sites.
Any potential imported loads will be from certified sources and with tickets confirming screening processes took place to ensure correct chemical balance suitable for this site.
In accordance with good practices on site, no piles are to be over 3-4m hight and their locations are to be pre-determined and noted on the Site Plan kept in the Site Office.

Soil Management Strategy
All construction waste and/or recycling will be managed within Seagate Homes' Construction Waste Site Management Plan and will become available prior to commencement on site.
This will be managed by Seagate Homes' appointed Waste Contractor.

Surface Water Run-off Strategy
Surface water drainage shall be monitored, and manholes and gullies will be identified on site once built. A site drainage plan has been produced so that all drains are identified and known, and all waterways will be protected from silt run off from site. "Best practice policies" will also be adopted and measures to prevent water pollution, these include:

- Development of a dedicated fuel storage area that is appropriately bunded.
- Use of approved double skinned self-bunded fuel bowsers for refuelling of plant where use of dedicated refuelling area is impractical Provision of 'spill kits', sand or other suitable containment and absorbent materials
- The permanent drainage network is to be constructed and used to take drainage flows during the construction of the development site. The system is to be CCTV surveyed and remediated as required prior to site completion and being offered for Adoption.
- Silt traps will be installed during road & sewer construction and until such time as the sewer network is suitably complete to accept flows.
- Silt levels to be monitored in the system (manhole sumps) and cleansed by licenced contractors as required.
- Storage of materials, wastes and fuels away from, surface water and drainage systems
- Sand bags to capture silt next to water courses where required
- Netting to avoid material being blown into water courses where required
- Clean water bowsers will be clearly identified and locked to ensure accidental fitting with diesel is prevented

All Trade Contractors are prohibited from washing out tools or equipment or disposing of surplus water to drains without prior permission.

Complaints Procedure
Company contact details will be visibly displayed through the use of large signage on the site hoarding adjacent to public footpaths, together with the resident Site Manager's contact details.

A site plan accompanies this statement indicating location of site office, temporary buildings, storage locations for plant and materials and the location of parking of vehicles for site operatives and visitors.