SEAGATE
HOMES

Construction Method Statement

RESIDENTIAL DEVELOPMENT AT GOSBERSTON ROAD, SURFLEET

Planning Ref: H17-1016-21 - Condition No 8 Issue No 1 - 30.10.24

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 13.00 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.
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 post and Heras fencing panels forming new perimeter fencing will surround the boundary of the site, these will be netted with corporate privacy net.
Designated site personnel will be responsible for providing security and controlling access to the site.
Vehicle and pedestrian access will be segregated.
Access gates will be closed when not in use and manned during the hours of operation of the works.
Upon suitable completion of the road entrance, site fencing and gates to be relocated from the road frontage and moved slightly inbound of site boundary.

Demolition Works

Demolition of existing buildings to be undertaken by approved demolition contractor as will site scraping/removal of topsoil.

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Loading & Unloading
Access for deliveries to the site will be off Gosberton Road. Lorry access will be allowed on site and all materials securely stored. Any unloading / loading will be off the main carriageway
Pre booked deliveries will be made during the prescribed working hours.
Deliveries shall enter and exit the site in forward gear.

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
There are no trees on the site that are being retained. There are a few trees just outside the site boundary that will require protection as necessary to avoid root damage etc.
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.

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.
All immediate neighbours will also be provided with a programme of approximate scheduling of the main road construction timeframe which involves the heaviest plant movements.

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 shifts and heavy plant work). We shall be able to wash or clean down vehicles effectively before leaving site using mains water supply when available on site as required.

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.

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