

Construction Method Statement

Site name	Delgany	
Site address	Delgany, Solesbridge Lane, Chorleywood WD3 5SW	
Developer	Hard Drive Construction Ltd	
Developer contact	Name:	Jon Groves
	E-mail:	Jon@harddriveconstructions.co.uk
	Telephone:	07928059244
Site contact (e.g. site manager)	Name:	Jon Groves
	E-mail:	Jon@harddriveconstructions.co.uk
	Telephone:	07928059244
Construction start date	02/08/2021	
Date of first occupation	11/01/2021	
Construction end date	13/12/2021	
Site start / finish times	Monday – Friday 8am - 5pm	
Will construction be phased?		No
If so, please provide details	N/A	
Will there be a vehicular access into the site during construction?		Yes
Will a temporary access be required during construction?		No
Will a loading / unloading area be provided within the site during construction?		Yes
Will a turning area be provided within the site during construction?		Yes
Will a banksman be provided to assist with loading / unloading and site access?		Yes
If yes, how will the banksman operate?	Guiding vehicles and deliveries, ensuring safe entry and access to site	

How will the site be secured / fenced during construction?	Mixture between final finish fencing and temporary site fencing.	
Can all construction work take place within the site or will any of the public highway (including footways) need to be temporarily closed (using hoardings)?		Yes
If yes, has a hoarding licence been obtained?		N/A
Will scaffolding need to be placed on the public highway during construction?		No
If yes, has a scaffolding permit been obtained?		N/A
What traffic management signage will be provided? (e.g. warning signs)	A-frame signs indicating site access with directional guidance for deliveries and signs indicating no access to construction traffic	
Will temporary traffic signals be required?		No
Has SMBC Traffic Services approved the traffic management arrangements?		No
Will skips need to be placed on the public highway?		No
If yes, has a skip licence been obtained?		N/A
How many contractors' cars / vans will be at the site (maximum at any time)?		3
How many parking spaces will be provided within the site during construction?		3
Where will contractors park if they cannot park on site?	N/A	
What types of vehicles will deliver /collect materials / waste?	Lorries and vans	
Where will materials be stored?	On site	
How many HGVs will visit the site each day (the maximum number)?		2
Will deliveries be timed to avoid the AM and PM peak periods?		Yes
Will deliveries be timed to avoid school start / finish times?		No
Will deliveries be planned to avoid more than one HGV being at the site at any time?		Yes
What route will HGVs use to travel to / from the site?	Entering Solesbridge Lane from Sarratt Road, Chorleywood. Exiting onto A404 by Chorleywood Common.	

Will a wheel-wash facility be provided within the site during construction?	No
If so, what type of facility will be provided and where will it be located?	N/A
Will all vehicles exiting the site be checked for mud / debris and washed before leaving the site if mud / debris are found?	Yes
Will the road/s outside the site be regularly inspected for mud / debris that may have been from the site?	Yes
Will the road/s outside the site be swept / cleaned as soon as possible in the event that mud / debris from the site have been deposited on the road/s?	Yes
Will any work be carried out on the public highway (e.g. construction of a new access) or adjacent to it that may affect it (e.g. construction of a site boundary)?	No
Has agreement been obtained from as to how this work can be carried out?	No
If so, has the relevant licence / agreement been obtained / signed?	No

Schedule of conditions

1. The development hereby permitted shall begin no later than 3 years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site layout Plan, Location Plan and street Scene Drawing No 1306/P3/1, Plot 1 Proposed Floor Plans and Elevations Drawing No 1306/P3/2, Delgany Proposed Floor Plans and Elevations Drawing No 1306/P3/3, Plot 2 Approved Floor Plans and Elevations No 1306/P3/4, Delgany Existing Floor Plans and Elevation Drawing No 1306/P3/5, Existing garage to be demolished 1306/P3/6, Location Plan Drawing No1306/P3/7, Proposed Landscaping Layout Drawing No 1306/P3/8.
3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by Local Planning Authority. The Statement shall provide for:
 - I. The parking of vehicles of site operatives and visitors;
 - II. Construction of access arrangements including the routing of vehicles;
 - III. Loading and unloading of plant and materials;
 - IV. Storage of plant and materials used in constructing the development;
 - V. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - VI. Wheel washing facilities;
 - VII. Measures to control the emission of dust and dirt during construction;
 - VIII. A scheme for recycling/disposing of waste resulting from demolition and construction works;

- IX. Delivery, demolition and construction working hours;
- X. Details of any temporary refuse and recycling collection arrangements which ensure refuse and recycling collection access are available to all occupied properties at each stage of the works

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

- 4. No development above slab floor level shall take place until details / samples of the materials to be used in the construction of the external surfaces of the development (to include proposed bricks) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details/samples and the thereafter retained.
- 5. All the trees and hedges shown on the landscaping plan [1306/P3/8] as “to be retained” and/or any trees whose canopies overhang the site shall be protected by strong fencing, the location and type to be previously approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without prior written consent of the Local Planning Authority. No fires shall be lit within 10m of the nearest point of the canopy of any retained tree.

[In this condition the “retained tree” means an existing tree which is to be retained in accordance with the approved plans]

- 6. The development shall not be occupied until the proposed access, scheme for parking, manoeuvring and turning areas is implemented in accordance with the approved plans. The parking and manoeuvring area shall thereafter be retained for these purposes.
- 7. The dwellings shall not be occupied until minimum visibility splays of 2.4m x 31m have been provided to both sides of the new accesses onto Solesbridge Lane and the visibility splays shall be kept clear from any obstruction between 0.6m and 2.0m above ground level. The visibility splays shall be retained thereafter.
- 8. No dwelling shall be occupied until the energy saving and renewable energy measures detailed within the submitted Energy Statement are incorporated into the proposed development and these shall be retained thereafter.