

Construction Method Statement
 Development Management Plan
 And
 Materials Examples



Project Title	Residential Development School Lane Silk Willoughby
Developer	Loveden Homes Limited
Parking of vehicles for site operatives and visitors	
Loading and unloading of plant and materials	
Storage of plant and materials	
Wheel washing facilities	
Hours of operation of construction work	
Operations including excavations and concrete production	
Noise control	
Control of dust	
Construction traffic route off site	
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Roads and Pathways	
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Landscaping Plan	
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Privacy for nearby properties	

Parking of vehicles of site operatives and visitors.

Pre agreed contractor and visitor parking will be permitted within the site boundary. All operatives will be informed of the location of parking during the site induction. No parking will be allowed outside of the site boundary.

Loading and unloading of plant and materials.

All vehicles will enter the development site for loading and unloading . All vehicles will be able to drive in and out of the site in a forward gear.

Storage of plant and materials

Vulnerable materials and equipment will be stored in a secure container.

Plant will be stored within the development site and contained within a secure area.

Wheel washing facilities.

Wheel washing facilities will be available on site by the use of a water storage bowser. Vehicles wheels will be inspected and cleaned if required prior to leaving the site to ensure no debris originating from the construction site is deposited on the public highway.

Hours of operation

The proposed hours of operation for construction work will be Monday to Friday 7.30am to 5pm.

Saturday hours to be 8.30 am to 2pm if required.

No construction work will take place on Sundays and Bank Holidays.

Operations including excavations and concrete production.

_Excavations will be according to the Construction Design management plan available on site.

Concrete production is off site and delivered as and when required.

Noise

Care will be taken to position equipment and plant away from noise sensitive areas.

Machines and Plant will be switched off when not being used.

Plant and equipment will be checked regularly for any faults to help reduce noise.

Site induction will include keeping noise levels to a minimum.

Shouting and raised voices are not permitted unless done so to avoid danger

Control of Dust

Where dust emissions are generated the use of water suppressant will be used .

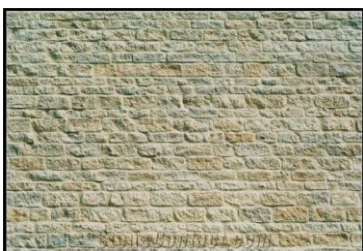
The site manager will take into account the wind direction and weather conditions to help prevent and minimise dust.

Construction traffic route off site

Entry to and from the site will be off School Lane within the village.

Materials Samples.

Stone and Brickwork



Ancaster Stone



Clipsham Stone



Otterburn Antique plots 3 and 4



disempel retro mayfair Plots 1 and 2

Guttering

Black Ogee cast iron look alike guttering



Roof Tiles

Plot 1



Natural Slate

Plot 2-4



Marley Lincoln Red roof tile

Windows

Plot one to have UPVC sliding sash windows in white grain.

Plots 2 and 3 to have UPVC flush casement windows in agate grey

Plot 4 to have UPVC flush casement windows in white grain.

Roads and Pathways.

Before each dwelling is occupied the roads and pathways shall be constructed to a specification to enable them to be adopted as highways maintainable. The road and pathways surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

Before any dwelling is occupied, all of that part of the estate road and associated pathways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels as per the submitted drawing.

Prior to Plot 2-4 being commenced the first 50 metres of estate road from its junction with the public highway, including visibility splays, as shown on the drawings has been completed to binder course level.

Patios will be as detailed in the site plan drawing

Potential Contamination

If during development, ground contamination or potential ground contamination is identified, the Local Planning Authority shall be notified immediately. No further work will be carried out until a method statement of how to deal with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority.

Landscaping Plan.

Although a landscaping plan was submitted, this has required changes due to the discovery of a high voltage power cable on the edge of the site. Therefore a new landscaping plan has been attached as per the site layout drawing to take this into consideration.

All planting, seeding and turfing will be carried out within 6 months of the date of first occupation of the dwelling or the completion of development, whichever is sooner. Any trees, plants or grassed areas which within a period of seven years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size, and species and quality

Tree Planting

Excavate pit 1.25 x 1.25 x 600mm deep, fork subsoil and sides of pit, spread roots evenly and backfill with good quality topsoil, firming in 150mm layers

Staking: Stakes to be 1.8m peeled pointed 'tanalised' softwood, minimum top diameter 20/30mm.

Tie: One approved tie, attached within 250mm of top of stake.

Mulch: 50mm depth of coarse grade pulverised bark or equivalent, spread over planting pit.

GENERAL

Water and drought: Ensure adequate suitable water is available for planting and subsequent maintenance.

MAINTAINANCE

Maintain the planted areas until 12 months after the date for completion as follows

- a. Hoe or otherwise remove weed.
- b. Make up levels where necessary with topsoil.

- c. Keep plants watered in hot weather early or later in the day.
- d. Prune if necessary to shape up plants to remove unwanted growth and roots and to promote healthy growth.
- e. Spray against harmful insects or fungal attack.

REINSTATEMENT.

Replace any dead or damaged plants during a period of 5 years N.B. Ensure all newly planted areas to be kept in a weed free condition.

TREE SPECIFICATION (14-16cm girth @ 1m from ground level) Please see planting guide on site layout drawing.

HEDGE SPECIFICATION (Mixed native hedge)

Hg 1 Mixture of Hazel 10%, holly 5%, Hawthorn 60%, Hornbeam 10%, Dog Rose 5% & Field Maple 10%,

Root Protection Plan

The trees shall be protected during construction work to BS 5837 2012 or a 1.8 m high HERAS fencing on concrete bases erected around the trees as per site plan drawing

The fences shall be retained until all construction works have been completed. Within the protected area no alteration to the ground level shall take place, no additional water shall be allowed to flow in, no vehicles shall be allowed to pass, no materials shall be stored, no waste tipped, no fires lit, no pruning of branches shall take place. In addition the following will be addressed or avoided:-

- a) Care will be taken when planning site operations to ensure that wide or tall loads, or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Such contact can result in serious damage to them and might make their safe retention impossible. Consequently, any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from trees is maintained at all times. In some circumstances it may be impossible to maintain adequate clearance thus necessitating access facilitation.
 - b) Material which will contaminate the soil, e.g. concrete mixings, diesel oil and vehicle washings, should not be discharged.
 - c) Fires should not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk.
 - d) Notice boards, telephone cables or other services should not be attached to any part of the tree / hedge.
- 1) Signs to be hung on each section of tree protection fencing stating "tree protection area - do not enter - do not move this fence"
 - 2) Tree protection barriers 'Heras' fencing with concrete bases
 - 3) All tree protection barriers to be erected prior to commencement of any site clearance or ground works and to remain in place

All new soakaways will be kept well away from any existing trees Scaffold and working areas will not affect the existing trees. All works areas noted beyond tree protection zones and have suitable separation to prevent damage to retained trees

Privacy for Nearby Properties.

Before the first occupation of Plot 4 the en-suite window shall be fitted with obscure glass, to a minimum of level 4 obscuration and shall be permanently retained in that condition thereafter.



