

FEBRUARY 2024



Breck

CONSTRUCTION METHOD STATEMENT

LAND AT ROSEMOUNT AVENUE, PREESALL

BRECK HOMES LIMITED
20 Sceptre Court, Bamber Bridge, Preston PR5 6AW

Construction Method Statement

Rosemount Avenue, Preesall

Construction Method Statement:

Date of Commencement: August 2024 (subject to planning approval)

Forecasted completion of ALL works including landscaping and final surfacing: March 2026

- a) Existing Boundaries will be secured / improved in accordance with the Site Welfare Plan
- b) Construction Commencement Date – August 2024
Anticipated Completion Date including ALL Landscaping and Final Surfacing Works – March 2026
- c) Proposed Hours of Operation for Construction work –

Mon – Fri	08.00 – 18.00
Sat -	09.00 - 14.00
Sun/B Holidays	No Working permitted

Any working outside these hours to be agreed with the Council.
- d) Should it be necessary to utilise a piled foundation solution these works will be carried out in accordance with BS-5228 the Code of Practice for Noise and Vibration on Construction Sites. (Appendix A). In addition LPA shall be given prior written notification if piling works are to be undertaken.

Should it be required dust will be controlled by the proper storage and sealing of stockpiled materials, site and adjacent roadways will be mechanically swept as and when required to help avoid dust becoming a nuisance. Damping down measures will be employed as and when required for construction phases to avoid dust getting to a nuisance level.

The impact of site noise will be minimised by the following:

No works to commence on site before 08.00 am (Mon-Fri).

No loud music/radios allowed on site.

No deliveries outside of permitted site working hours.

Also, in order to minimise noise and dust generation when loading and unloading is taking place, the drop height shall be minimised and damping down will be used if and when required.

In addition where possible any potentially noisy equipment will be sited away from sensitive receptors. The use of acoustic screens will be provided if required and only well maintained and regularly serviced equipment and machinery shall be used on the site during demolition and construction phases.

If any generators or other machinery is left on site overnight (Outside permitted hours of working) they will be switched off and keys removed, other than the generator serving the welfare facilities. The generator serving the Welfare facilities shall be "Super silent" type as detailed in Appendix 2 of this report.

- e) All deliveries will be made via the existing access road off Rosemount Avenue and managed within the confines of the development as per the attached Site Welfare Plan
- f) As per the attached Site Welfare Plan, temporary welfare, material storage and contractor car parking will be established within the confines of the development until Practical Completion is achieved.
- g) Wheel washing apparatus will be sited adjacent to the approved site access on Rosemount Avenue as per Site Welfare Plan, and will be available as and when required throughout the construction phases. In addition if the above measures prove not to be sufficiently effective and dirt is transported from the site on to the adjoining highway, a road sweeper shall be employed to clean the existing highway as and when required. The details of the wheel wash facilities are detailed in Appendix 1 of this report
- h) A Site Waste Management Plan (SWMP) is to be utilised for the construction phase of the project. This plan will identify waste streams and target volumes both for re-cycling and disposal during the construction phase. Were possible any site won materials will be re-used on site.

An 'Environmental, Dust & Surface Water Management Plan' has been produced and should be read in accordance with the notes above and Site Welfare Plan

- i) It is not proposed to use lighting during the construction phases. If however lighting is required it shall be located so that it does not cause a nuisance to surrounding properties.

- j) The site will be registered under the “Considerate Contractors Scheme”. A leaflet drop to adjoining properties will be undertaken prior to commencement of works on site, which shall provide a contact name and telephone number should residents want to raise or discuss any issues. As the scheme progresses if any subsequent activities are proposed that may have the potential to cause or adversely affect neighbours a similar letter drop will be undertaken as and when necessary.

- k) The phasing/build route of the development will be in line with the details indicated on the Site Welfare Plan

Appendix 1: Details of wheel wash facilities

Road sweeper

Specification Sheet
VT650 SWEEPER

Series VT650 Sheet 1 of 1

Subject Technical Information and Data Issue Number: 13-06

Date: 09.03.06

Reference: ED C/22286

Dimensions in mm

* Typical - Chassis Dependent BPT0602-Sr

Data and Performance Information

Capabilities		Sweeping Equipment	
Hopper voided volume	6.5m ³ nominal	Channel brush (CB)	Ø 500mm (Ø 650-710 Options)
Payload voided volume	5.7m ³ nominal	Wide sweep brush (WSB)	Ø 405mm
Payload capacity	6 Tonnes (chassis dependant)	CB life expectancy	80 accumulated working hours (nom)
Fuel tank	100 litres	WSB life expectancy	150 accumulated working hours (nom)
Water tank	1300 litres	Nozzle trunking (Ø) meter	Ø 250mm
Hydraulic system	75 litres	Nozzle width	750mm

Engine Data		General Data	
Model	Iveco N45 MNA	Chassis requirement	13-15 Tonnes
Cubic capacity	4.5 litres	Wheelbase	3150mm nominal
Gross rated power	80kW @ 2300 rpm	Dump height	1000mm (nom) chassis dependent
Maximum torque	320Nm @ 1400 rpm	Dump angle	54° nominal
Legislation compliance	NRMM Tier 2 EC directive 2008/EC	Dscr opening angle	125° nominal
Operational rpm	Variable between 1200-2000rpm	Filter mesh area	1.05m ²
Bump capacity	10 litres	Dust spray pump output	Up to 35litre
Ambient temperature	50°C worldwide approval	Dust spray water pressure	3.5 bar
Cold start capability	-15°C	Hydraulic suction filtration	125 micron
		Hydraulic return filtration	25 micron
		Hydraulic pump displacement	16.8 cc/rev, max output 32 litres
		Sweeping speeds	2-15 kph (chassis dependent)

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 www.johnstonsweepers.com E-mail: enquiries@johnstonsweepers.com

Due to continuous product development Johnstone Sweepers reserves the right to alter specifications without prior notice.

Hand washer Pump (on site)



Taskman PW200DY15ES 3000psi Diesel Pressure Washer

TASKMAN Pressure Washers are built with Getting the Job Done in mind.

Portable yet heavy duty for ultimate toughness and longevity, all pressure washers are fitted with inter pump units maximising their performance and reliability.

The Taskman pressure washer range is suitable for all power cleaning applications. Extremely portable with powerful psi pressure, the range is designed to get the job done.

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- Very heavy duty frame
- Pneumatic wheels
- Chemical induction
- Inter pump unit
- Hose reel 20M capacity
- Front castor for easy manoeuvre
- Recoil back up
- Gearbox for longer life

Appendix 2; Super silent generator details for site welfare facility

45kva, super silent, voltsafe, Type generator to be used until mains electric power is available on site (See below)

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Over 25 years experience specialising solely in temporary power generation.

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- Size ranging from 10 KVA to 1250 KVA
- Over 750 Super Silenced Generators Available
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