

**PROPOSED RESIDENTIAL DEVELOPMENT  
15 DWELLINGS**

**LAND AT BROOK ROAD, GREAT TEY, ESSEX**

**CONSTRUCTION METHOD STATEMENT  
&  
MANAGEMENT PLAN**

**FOR  
GRANVILLE DEVELOPMENTS**

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## **1.0 INTRODUCTION**

### **1.1 Objectives of the Plan**

The purpose of the Construction Method Statement is to outline the approach to managing the construction works in relation to the proposed residential development at Brook Road, Great Tey. This document includes specific comment on site establishment logistics and the process of managing potential environmental nuisance arising from the works, to ensure that the works cause the minimum disruption to the adjacent residents by achieving a safe working and living environment.

### **1.2 Project Overview**

The project consists of the construction of 15 dwellings and infrastructure. The dwellings will be of traditional construction, utilising concrete trench fill foundations, masonry cavity walls and tiled pitched roofs. The site is currently vacant pasture, and no demolition works are required.

## **2.0 PROJECT BACKGROUND**

### **2.1 Site Description**

The site is located on the east side of Brook Road, Great Tey, close to the village centre. It is rectangular, approximately 0.65 Ha in area, with a frontage along Brook Road of approximately 150m, and a depth of approximately 42m.

## **3.0 PROPOSED SITE WORKS**

### **3.1 Preliminary Programme**

It is envisaged that the duration of works will be approximately 18 months. The following activities have potential to impact on neighbouring residents:

- Site set-up
- Foundation excavation
- Road construction
- Site strip

## **4.0 CONSTRUCTION MANAGEMENT PLAN**

The following sections outline the key elements for consideration. The proposals demonstrate a commitment to manage, control and where possible mitigate the impact of the works on neighbouring residents and the wider local community.

### **4.1 Communication**

#### **4.1.1 Neighbour Relations:**

The site is within a residential area. Maintaining good neighbourly relations is assisted by good communication, by keeping third parties regularly informed of the site activities which are likely

to impact on adjoining residents and demonstrating a considerate and professional approach to all reasonable concerns.

In accordance with condition 14 of the planning consent, the Parish Council will be notified of the commencement date, and furnished with the Construction Phase Plan.

Appropriate signage and information boards will be displayed on site hoardings.

#### 4.1.2 Considerate Constructors Scheme:

The Developer/Main Contractor will be expected to register and comply with the requirements of the Considerate Constructors Scheme for the duration of the project.

The works will be carried out in accordance with the Considerate Constructors Scheme and in such a way as to minimise the impact on the local environment and amenities.

A board will be displayed outside the site, providing contact details. This will include names and telephone numbers of key construction staff, so that neighbours and the general public can contact the contractor, should they have cause to do so.

A complaints/contact book will be kept on site, which will be used to record details of any complaints. This will include the name of the person making the complaint, the date, time and nature of the complaint, and the action necessary to resolve the complaint. The complaints book will be regularly reviewed to ensure that any complaints are dealt with and resolved promptly.

#### 4.2 Site Establishment and Access

A defined area of the site [see plan] will be utilised for the site office, welfare facilities, parking, storage and wheel washing.

##### 4.2.1 Traffic Management

The Developer/Contractor will, so far as is reasonably practical, ensure that deliveries and other construction operations are co-ordinated to minimise any negative impact on the residents and users of the roads.

When possible, deliveries will be managed on a 'just in time' basis and carefully planned to ensure no backing up of vehicles in the adjacent roads and timed to minimise disruption to neighbours.

All deliveries to site will be undertaken with full regard paid to:

- Reduction and control of plant movements
- Reversing vehicles directed by a Competent Person
- Pedestrian and vehicle directional signage – suitable barriers will be erected when deliveries arrive to prevent pedestrians accessing the unloading area
- Mobile plant will only be operated by a Competent Person with a Banks Person in attendance to any movements

##### 4.2.2 Working Hours:

Working hours will typically be 08.00 – 18.00 Monday to Friday and 08.00 – 13.00 Saturdays.

##### 4.2.3 Fire and Emergency Procedures:

Contact names and telephone numbers will be made available in case of 'out of hours' emergencies relating to the site. This information will be displayed on the hoarding.

The Developer/Main Contractor shall implement procedures to protect the site from fire.

A Site Fire Safety Co-ordinator will be appointed to assess the degree of fire risk and formulate a Site Fire Safety Plan, which will be updated as necessary as the works progress, and will also include the following:

- Hot Work Permit regime
- Installation of the site fire fighting equipment e.g. establishing fire points and installing and maintaining fire extinguishers etc.
- Evacuation alarm
- Material storage and waste control
- Fire Brigade access

#### 4.2.4 Security:

All site personnel will have to sign in on arrival and sign out before leaving the site. This will be incorporated into the Site Rules and included as part of the site induction process.

The front hoarding will be regularly inspected to ensure that it remains secure.

#### 4.2.5 Health and Safety:

A Construction Health and Safety Plan will be prepared for the works in accordance with the CDM Regulations. Risk Assessments will be developed and agreed. Sub-contractors' detailed method statements will also be produced and safe methods of work established for each element of the works.

Site inductions will be held for all new site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to the effect that they have read the procedures. These will include any relevant neighbourly issues.

#### 4.2.6 Maintenance of the Site and Compound:

The site will be kept in a clean and safe condition. The areas adjacent to the site will be regularly inspected and any rubbish or litter removed.

Adjacent roads and pavements will be kept clean.

Perimeter hoardings will be repainted from time to time and will be kept in a neat and tidy condition. Any graffiti will be quickly removed from the hoardings.

Offloading will generally be direct from vehicles onto the site. Materials will not be stored on public footpaths or roads.

Waste and rubbish will be regularly removed from site and not allowed to accumulate so as to cause a safety or fire hazard.

Activities that have the potential to cause dust will be carefully monitored and dust reduction methods employed. This will include water spray, dust extraction and localised screening where appropriate.

All necessary welfare facilities will be provided within the site.

### 4.3 Environmental Issues

#### 4.3.1 Waste and Material Management:

A site waste management plan will be prepared prior to the works commencing. All waste materials will be removed from site by a licensed waste contractor, using skips or lorries.

All waste from this site will be dealt with in accordance with the waste duty of care in Section 34 of the Environmental Protection (Duty of Care) Regulations 1991 (b). Materials will be handled efficiently and waste managed appropriately.

#### 4.3.2 Dust, Noise and Vibration:

##### Dust:

The following measures will be considered, as appropriate, to mitigate the impact of dust due to the construction activities:

Site set-up to be planned to ensure where possible dust creating activities are located away from the sensitive areas;

Adjacent road surfaces will be frequently kept clean;

All loads delivered to or collected from the site will be covered where appropriate;

All non-road mobile machinery will utilise ultra-low sulphur tax exempt diesel, where available;

All road vehicles will be requested to comply with set emission standards;

Cutting equipment will use water as a dust suppressant or have a local exhaust ventilation system;

Skips will be securely covered;

##### Noise and Vibration:

All reasonable steps will be taken to minimise any noise disruption to adjacent occupiers.

Where it is necessary to carry out noisy activities, these will be identified well in advance and the timing agreed prior to commencement.

Electrically operated plant will be used where practical. We will ensure all plant used on the site will be effectively silenced.

No radios or other audio equipment will be allowed on site.