

**Construction Method Statement**

**Planning Application 10/17/1355**

**Unit D**

**Tower Business Park**

**Commercial Road**

**Darwen**

**Lancashire**

**BB3 0DB**

**Condale Construction Limited**

**Millar Barn Lane**

**Waterfoot**

**Rosendale**

**Lancashire**

**BB4 7AU**

## **General**

This Construction Method Statement (CMS) is for the construction of B1, B2 and B8 industrial development. The CMS is required by planning condition No 6 attached to the outline planning permission reference 10/17/1355

Condition No 6 sets out the requirements of the CMS.

This document is intended to discharge condition 6 although it is intended that this CMS will comprise a first stage of the Construction Phase Health and Safety Plan which is required under the Construction (Design and Management) Regulations 2015

This CMS sets out proposed measures to minimize and mitigate construction impact on the community and targets for the management of the site during the construction phase.

It is intended that the CMS remains under review during the construction of the project. The following text contains a series of considerations that Condale Construction Limited will follow whilst working on the industrial development.

## Section 2

### **Description and Location of Project**

#### **Project Title:**

Construction of 1 no industrial unit on land off Commercial Road, Tower Business Park , Darwen

**Value of Project:** £1.5m

#### **Location:**

Tower Business Park, Commercial Road, Darwen BB3 0DB

#### **Nature of project:**

Construction of one industrial unit with associated access and car parking, on a former Greenfield site

#### **Scope of project:**

Ground bearing concrete floor slab to units with sealed surface finish.

Wide span portal frame.

Curtain wall Glazing.

Built up cladding to roof

Composite cladding to walls

Bollards

### **Construction of External Works**

Comprising of: - Car park and HGV access

Hard standings, and associated drainage

Soft Landscaping

Contract period – 7 months

## Section 3

### Construction Method Statement

A. Sufficient parking will be provided within the site boundary to accommodate all staff operatives and visitors vehicles, and will eliminate the need for parking on surrounding roads.

The proposed on-site car parking area is shown and notated on the Site setup drawing which is attached at Appendix A.

#### Targets

- Designate an area of the site for site personnel's vehicles.

B. All major deliveries to site will be from M65 ,turning right at the roundabout , and then left at the mini roundabout through the site entrance as marked up on the Site Plan. This will eliminate the need for HGV's to negotiate the smaller local roads.

#### Targets

- Develop a construction and related traffic management plan.
- Identify sensitive areas (eg schools and homes)
- Ensure no waiting on Commercial Road to avoid disruption to Unit G of the development and neighbouring businesses
- Develop a map showing delivery drivers routes to site from trunk roads
- Delivery vehicles will not be allowed to park on Commercial Road
- Make delivery drivers aware of traffic restrictions on and around the site.
- Delivery vehicle engines should be turned off while waiting to be unloaded.
- Vehicles will not be unloaded on the public highway
- Have designated personnel on site to receive deliveries, direct vehicles on and off site, and act as banksman

C. Safe and secure plant and material storage areas will be utilised as the overall site develops. These will be provided within the area shaded yellow.

This will be subdivided into trade specific sections, and will facilitate the safe segregation of materials (flammable/non- flammable, etc).

There will be a permit system in place for the issue of keys for the plant on site, and all vehicles will be locked and secured at the end of each working day and the keys returned to the site management for safe keeping.

### **Targets**

- There will be no materials stacked outside of the site boundary/fence.
- Seek to ensure that material and plant storage areas are properly managed, cover lightweight materials with sheeting if necessary
- Seek to ensure that no wind-blown litter or debris leaves site whenever possible
- Ensure that materials that are potentially hazardous are well secured.
- It is a legal requirement to lock fuel outlets when they are not in use
- Secure plant to prevent vandalism and immobilise plant and equipment over night
- If required, install deterrents such as lights and warning notices
- Inform the local police about the site and seek their advice on security
- Consult with the Fire Brigade for advice on storing fuel and flammable materials on site
- Order the correct quantity of materials to arrive when they are needed to reduce the required storage time and risk of damage and theft.
- Establish in what form materials will be delivered, so that the appropriate unloading plant can be arranged and space set aside.
- Select packaging materials for deliveries that can assist effective/secure storage and movement of materials on site.

D Existing Heras fencing and timber hoarding will remain to the west of the site. There is already a palisade fence to the south of the site on the boundary with Shirleys Recycling which will remain. The rear of the site adjacent to the PROW will be fenced with Heras fencing. The site entrance will remain on Commercial Road with the existing fencing and gates to minimise the disruption to existing businesses in Phase 1 of the development in Units E and F. The site entrance will be blocked with concrete blocks. This will enable easy public viewing along the western boundary of the construction works and will help to reduce general inquisitive nature commonly encountered with building sites.

#### **Targets**

- Ensure the site is secure
- Secure the site boundary using existing perimeter fencing and high quality locks on gates.
- Ensure that appropriate clean-up/repair is undertaken promptly, to discourage further problems from occurring if the site experiences a problem such as vandalism or graffiti.

E. Wheel washing facilities will be maintained via a jet wash near to the access/egress point .

#### **Targets**

- Frequently brush-clean the wheel washing facilities
- Keep haul routes clear.
- Keep roads free from mud

F. Dust from the construction will be minimised by keeping the cutting/grinding of materials on site to a minimum. Where cutting or grinding is unavoidable, equipment and techniques to minimise dust will be used. All land clearing activities will be “damped down” using water suppression. Loaded lorries and skips will be covered with netting/sheeting, and the wheels of all vehicles/plant leaving site will be cleaned if necessary so that mud is not spread onto the surrounding roads.

## G Waste Management

### Targets

- Segregate different types of waste as it is produced and arrange frequent removal by registered waste carrier .

## Appendix A

### Construction Site Setup Drawing