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3931 BLOCKHOUSE CONSTRUCTION METHOD STATEMENT

The following statement has been compiled to discharge condition C4, associated with planning consent reference P/21/018/FUL. Our clients undertake to adhere to these requirements for the duration of the build.

1.0 Context

It is worth noting that there are no public rights of way or roads on Tresco, as the estate holds the lease on the entire island. Consequently all activities will effectively be undertaken on private land.

The island is primarily a tourist destination, to minimise disruption and the majority of the works will be undertaken during the off season (November to March) when visitor numbers are low, with some internal works carried on throughout the summer months (March – October)

2.0 Scope

The scheme involves the construction of a new holiday let dwelling with demolition of the current dwellings on the site. The works also include the formation of an access road and landscaping to the plot. Existing & Proposed Plans are included in the Appendix to this document for reference.

3.0 Site Compound:

At commencement of the works the perimeter of the site will be established and the boundary supplemented as necessary with wire security fencing to provide a secure perimeter to the plot.

A compound to store materials and plant associated with the works will be formed to the West of the site within the field on the directly adjacent / opposite side of the access road. Please refer to drawing 3931_09_E.

Signage will be installed in accordance with HSE requirements.

4.0 The parking of vehicles of site operatives:

Site operatives will not have access to their own vehicles, as they cannot be brought onto the island. Instead they will walk / cycle to the site from the island accommodation provided.

5.0 Loading and Unloading of plant and materials:

Given the island location the frequency of vehicles and machinery accessing the site will be limited.

The site will primarily be accessed via the existing short length of track that spurs from the road to the west.

The access route to the site will be dug out and stoned to provide a hard standing for contractor's machinery. A turning head will be provided and kept clear on site for delivery vehicles.

Larger vehicles accessing the site will be accompanied onto and from the site by a banksman who will be in advance of the vehicles at all times.

Construction traffic routes will be kept a safe distance from trench works at all times.

6.0 Wheel Wash Facilities

Prior to leaving the site, vehicles will be inspected and the wheels be washed on the hard standing using a Karcher type jet wash unit.

The contractor will manage the risk of any road contamination by regular monitoring. Should the road become contaminated any debris will be removed by spade and jet wash.

7.0 Measures to control the emission of dust and dirt during construction and demolition

If dust emissions are generated in dry period the contractor will use water spray to wet the material and suppress the dust.

The site manager will take account of weather conditions and prevailing wind direction when organising operations to prevent and minimise dust nuisance to neighbouring properties.

All site staff will be trained and be aware of the Dust Management Strategy.

The access road is to be stoned to provide a good, clean working platform and prevent road contamination.

In the event of any complaint in respect of dust there concerns will be considered and action taken to prevent future occurrence.

All site staff will have appropriate PPE to protect them from the effects of dust.

8.0 Scheme for recycling/disposing of waste resulting from construction works.

The land is currently occupied by 4 granite and render dwellings with associated outbuildings.

During the demolition phase all the stone will be collected for reuse as facing granite as will all the lintels.

In respect of the construction work, the following measures have been identified to minimise the quantity of waste produced during this project:

Materials excavated when forming the footings will be used to backfill the proposed landscape scheme.

The experienced site manager will be responsible for identifying and segregating waste on site.

All waste resultant from the works will be segregated on site.

Resultant hard core will be re - used where possible in the substructure.

Re-usable materials will be identified on site and removed for storage and re-sale.

Recyclable materials will be removed from site for processing in licenced facilities.

Prior to demolition there will be a demolition asbestos survey undertaken and any identified asbestos will be dealt with by licensed contractors

Completion

On completion of the development, the contractor's compound, temporary access and all plant, machinery, fencing, lighting and any other equipment or structures used as part of the construction process shall be removed from the site and, where appropriate, the land reinstated to its former condition within three months.