

CONSTRUCTION METHOD STATEMENT

FOR

COMMERCIAL DEVELOPMENT, CRAMIC WAY, PORT TALBOT

FOR

GUINEVERE HOLDINGS LIMITED

Revision	00	Pre-Demolition	
Revision	01	Pre-Construction	December 2019

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1. Project Information:

- 1.1 The project at Cramic Way, Port Talbot, will develop circa 46,000 square feet of lettable space for commercial office and light industrial use, per the approved plans and permission.
- 1.2 The site is located between the roundabout on the A4241 and Cramic Way, immediately adjacent to the railway station at Port Talbot Parkway in South Wales as follows:



- 1.3 The approved planning permission reference number is P2014/0995.
- 1.4 The development site approach is from A4241 Harbour Way and access is from Cramic Way.
- 1.5 The main contract CDM advisor is South Wales Safety Consultancy, Cardiff.

- 1.6 The main contractor will comply with this method statement and provide emergency contacts and detailed HSE construction method statements as required by the CDM advisor.

- 1.7 Planning permission pre-commencement condition 9 states:

No construction works shall take place, including any works of demolition until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

i. the parking of vehicles of site operatives and visitors ii. loading and unloading of plant and materials iii. storage of plant and materials used in constructing the development iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate v. wheel washing facilities vi. measures to control the emission of dust and dirt during construction.

Reason In the interest of highway safety.

- 1.8 The subsequent sections refer to the specific requirements of the above condition.

2. Project Specific Arrangements:

- 2.1 There are no residential dwellings immediately adjacent to the site.

- 2.2 The site is surrounded by other commercial buildings / sites and the area is bounded by the main Swansea to London railway line, the River Afan and the A4241 Harbour Way highway.

- 2.3 The owner has appointed a CDM advisor to monitor the main contractor during construction.
- 2.4 The contractor will advise the HSE of the project and submit appropriate notification when the main contract works is about to start on site.
- 2.5 The owner has appointed a building regulations advisor to monitor the main contractor during construction and ensure that all relevant building regulations are achieved.
- 2.6 The owner has appointed a BREEAM advisory professional who will monitor the main contractor during construction and ensure that an excellent score is achieved.
- 2.7 The main contractor will register the scheme for the Considerate Constructor scheme and adhere to its standards throughout the construction contract period.
- 2.8 The main contractor will provide appropriate updates to this method statement as required.

3. Vehicular Access to Site:

- 3.1 Deliveries and vehicular access to the site will approach from A4241 Harbour Way and then make their final access to the site from Cramic Way.
- 3.2 Vehicles leaving site to all directions will follow the reverse approach and exit onto the A4241.
- 3.3 Appropriate directional signs will be located on the approach roads to minimise congestion.

3.4 Routes that should not be used will be marked with 'No Construction Traffic.'

3.5 Appropriate areas will be marked with 'No Construction / Contractor Parking.'

4. Parking of Vehicles of Site Operatives and Visitors:

4.1 Parking will be within the construction site compound, and, with the owner's permission, potentially within the adjacent Phase 2 site area where appropriate to do so.

4.2 The surrounding car parks will also be used by visitors if the on-site parking is at capacity.

4.3 The surrounding roads and streets must not be blocked or congested and the contractor will manage the workforce and supply chain and visitors to ensure that this is the case.

4.4 Cramic Way highway must be kept clear as an access road at all times.

4.5 The contractor will reinforce all of the parking requirements during safety inductions and safety meetings to reinforce the importance of highway safety.

5. Loading and Unloading of Plant and Materials:

5.1 Plant and materials will be unloaded on site by hand, forklift or mobile crane as appropriate.

- 5.2 Suitable fall arrest systems will be employed on site whenever a driver or operator must access their load.
- 5.3 A telehandler forklift will be present on site during the main contract construction period to unload small materials and small plant as appropriate.
- 5.4 Sub-contract and material orders will have all the appropriate logistics information attached.
- 5.5 A strict route to and from the site will be managed, reviewed and enforced by the contractor.

6. Storage of Construction Plant and Materials:

- 6.1 Areas for the storage of materials and plant will be made available on site. This has been aided by the clearing of the site and the provision of a flat, crushed stone surface.
- 6.2 A suitable area will be allocated adjacent to the site offices to hold suitable vehicles.
- 6.3 Containers and skips will be located adjacent to the required work areas to limit movements.
- 6.4 Plant will be parked in a safe manner and de-mobilised during non-working hours and breaks.
- 6.5 Plant will be parked away from sensitive boundaries or any designated areas as appropriate.

7. Security Hoarding & Fencing:

- 7.1 Adequately braced and restrained 'Heras' security fencing or similar will be erected to withstand weather conditions for the duration of the main contract works.
- 7.2 During the main contract hoarded and lockable gates will be erected at all entry points with necessary information and appropriate safety signage.
- 7.3 Heras gates will be used with Heras fencing for demolition or minor pre-main contractor enabling works for short durations and removed when no longer designated as a demolition site or for any minor enabling works.

8. Wheel Washing Facilities:

- 8.1 Wheel wash arrangements will be provided as and when required, however, a site operative will wash the wheels of vehicles using a pressure washer or other means before leaving site.
- 8.2 Water control measures will be carried out at the site entrance to take away the wastewater and dirt that will be created during wheel washing.
- 8.3 Crushed stone will be used to maintain the temporary surface on site and minimise the amount of dirt created by wheel washing.

8.4 Road sweepers will be hired as and when required to keep the road clean at Cramic Way and the surrounding areas. The frequency of the wheel wash and road sweeper will be dictated by the weather conditions and / or site activities.

8.5 Exported excavation materials will be kept to a minimum in accordance with the Remediation Strategy such that the lorry movements on and off site will mostly be for deliveries.

9. Measures to Control Dust and Dirt During Construction:

9.1 The contractor will appoint a responsible person who among other duties will have the role of project sustainability manager and the authority to influence site activities and ensure that detrimental impacts to the surrounding areas are minimised.

9.2 The contractor will engage with the Local Authority's Environmental Health Officer and keep them informed of any activities that may impact on the local residents.

9.3 The main contractor will maintain an appropriate dust monitoring regime during construction.

9.4 A contact and complaints register will be set up, and reviewed regularly, and improvements made wherever and whenever necessary to working practices and the sustainability manager will take appropriate action upon receiving a complaint.

- 9.5 The name and contact details of person(s) accountable for air quality and dust issues will be displayed on the site boundary.
- 9.6 The contractor will also display the head office or regional office contact information.
- 9.7 The contractor will carry out site inspections and the frequency will be increased whenever activities with a high potential to produce dust or dirt are being carried out and during prolonged dry, wet, and / or windy weather conditions.
- 9.8 During dry and windy conditions, whenever reasonable and practicable to do so, areas will be damped down regularly to prevent / minimise dust forming on site.
- 9.9 Water suppression and dust extraction systems will be used when necessary.
- 9.10 Flexible plastic sheeting will be used to surround work activities when appropriate.
- 9.11 Skips located on site will be situated in a position that minimises and limits dust and dirt and whenever necessary will have covers or sheeting to prevent dust and material from escaping.
- 9.12 Storage areas for plant, materials and machinery will be designated, as practicable and reasonable as possible, to be located away from any identified sensitive receptors.

10. Remediation Strategy & Surface Water Drainage Scheme:

10.1 In addition to complying with this method statement the main contractor will comply with the project Remediation Strategy and the Surface Water Drainage Scheme for Cramic Way.

10.2 These documents have also been submitted to the Local Authority.

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