

Construction Method Statement:

Traffic Management and Wheel Washing:

Proposed Commercial Development,

The Former Leeway Carpets,

550-555, Llantrisant Road,

Pen-y-coedcae,

Pontypridd,

R.C.T.

Site Description:

The development site relates to an irregular shaped parcel of land which is situated adjacent to Llantrisant Road in Pen-y-coedcae. The site area is approximately 0.2 hectares and is currently occupied by 2 commercial units located at the north eastern and south western parts of the site. The units are set back from Llantrisant Road by a large car parking area with access located at the eastern and western end of the northern boundary adjacent to Llantrisant Road. The ground profile rises slightly from east to west and also from north to south but without any significant level difference.

The site benefits from an existing planning permission, reference 20/0158 approved 01/1121 and subsequent application reference 22/0326 for a Variation of Condition 1 which is currently pending. This Construction Method Statement is in response to Condition 5 of the previous application and it is assumed that this condition will equally apply to this application which reads as follows;

“Demolition of 2no. existing commercial buildings and replacement of same with new purpose built vehicle showroom and vehicle valeting/office facility along with associated car parking resurfacing and ancillary works”

Condition 5 of the previous planning permission states that:

No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority to provide for but not limited to:

- a. The means of access into the site for all construction traffic
- b. The parking of vehicles of site operatives and visitors
- c. The management of vehicular and pedestrian traffic
- d. Loading and unloading of plant and materials
- e. Storage of plant and materials used in constructing the development
- f. Wheel cleansing facilities
- g. The sheeting of lorries leaving the site

This Construction Method Statement seeks to clarify the above condition and provide general guidance on the above disciplines

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Traffic Management:

The developer will ensure that all traffic visiting the site and using the adjacent highway, will be supervised when entering and exiting the site by a designated banksman.

Upon arriving or leaving the site all delivery and plant vehicle drivers will park on the vacant area contained between the existing buildings and the adjacent highway but ensuring that they do not impede the flow of traffic or movement from neighbouring businesses. At this point the parking area is of considerable width and length and individuals should make themselves known to the banksman and await his instruction before proceeding.

Only when instructed to by the banksman will vehicles be allowed to enter or exit the site.

Additionally the banksman will also be responsible for the safe parking of vehicles belonging to site operatives and visitors to the site. This parking facility will be within the site curtilage and it is envisaged that no more than 2 construction vehicles would be at the site at any one time

Heavy goods vehicle deliveries and or plant movements will take place within the construction site between 08-00 to 18-00, Monday to Friday and 08-00 to 13-00 on Saturdays. There will be no work on Sundays and Bank Holidays. Furthermore to respect the privacy of the neighbourhood residents operatives will be encouraged to switch off engines during periods of inactivity.

Additionally, there will be no offloading or plant movements affecting the existing highway whilst there is pedestrian or visiting activity within the site and all pedestrians will be encouraged to use the dedicated footway adjacent to the highway site whilst deliveries and plant movements are taking place. The designated banksman will be responsible for implementing these rules and adequate signage will be displayed along with copies of all relevant documentation in a small multi-purpose container which is to be located within the site curtilage. Secure fencing will be erected to the perimeter of the site to prevent unauthorised access and to secure the property. Safety signage will be displayed on this fencing...

During construction operatives are to ensure that no part of the site is left in an unsafe manner overnight and that a site inspection is to be carried out daily before work commences. All personnel must wear hi-visibility clothing at all times and full personnel protective equipment is mandatory throughout the construction. Due care and attention will be taken at all times to protect the adjoining properties and their occupants during excavation works and a supervisor/banksman shall observe and be in visual contact with the excavator operator at all times.

The worksite is to be kept clean and tidy at all times to reduce the risk of trips and falls and a designated walkway is to be identified and kept clear of materials in order to provide a safe passage to and from and across the worksite.

The banksman will also inspect the wheels and tyres of all vehicles prior to them leaving the site, to determine whether the wheels and tyres are clean or that they need cleaning prior to leaving and he will also ensure that lorries which require sheeting to prevent unintentional disposal of material being removed from site are adequately covered for retention of that product.

The designated banksman will be responsible for implementing these rules and he will retain copies of all relevant documentation and make them available for inspection by persons suitably qualified to do so.

Vehicle Wheel Cleaning:

During the ground work operations vehicles exiting the site may carry deposits of dirt and mud, trapped in their tyres out on to the highway.

To prevent this occurring, a wheel cleaning regime will be implemented. Wheel cleaning will consist of two operations carried out by a designated operative, suitable attired for this work.

1. Before leaving site, all vehicles will stop at a designated stone hard standing / wash down area and have their wheels and tyres inspected. Any heavy deposits on the wheels and tyres will be removed manually using scrapers or similar tool.
2. Following step one, wheels and tyres will be washed using a high pressure jet wash lance ensuring that any residual deposits lodged in the tyres are removed. Any water run-off to be controlled and retained on site via a stone filled sump contained in the wash down area.

On completion of the washing operation, wheels and tyres will be inspected and confirmed that the vehicle is fit to leave the site.

The wheel washing regime will be implemented and maintained throughout the lifetime of the development and be applied to all vehicles leaving the development

Myles Coleman – Applicant

Dated – 17/11/2023

