

JANUARY 2026



Breck

CONSTRUCTION METHOD STATEMENT

LAND AT PILCH LANE, LIVERPOOL

BRECK HOMES LIMITED
20 Sceptre Court, Bamber Bridge, Preston PR5 6AW

Construction Method Statement**Pilch Lane, Liverpool****Construction Method Statement:**

Date of Commencement: TBC

Forecasted completion of ALL works including landscaping and final surfacing: 18 month duration.

- a) Existing Boundaries will be secured / improved in accordance with the Site Welfare Plan
- b) Construction Commencement Date – TBC
Anticipated Completion Date including ALL Landscaping and Final Surfacing Works – 18 month duration.
- c) Proposed Hours of Operation for Construction work –

Mon – Fri	08.00 – 18.00
Sat -	09.00 - 14.00
Sun/B Holidays	No Working permitted

Any working outside these hours to be agreed with the Council.
- d) Should it be necessary to utilise a piled foundation solution these works will be carried out in accordance with BS-5228 the Code of Practice for Noise and Vibration on Construction Sites. (Appendix A). In addition LPA shall be given prior written notification if piling works are to be undertaken.

Should it be required dust will be controlled by the proper storage and sealing of stockpiled materials, site and adjacent roadways will be mechanically swept as and when required to help avoid dust becoming a nuisance. Damping down measures will be employed as and when required for construction phases to avoid dust getting to a nuisance level.

The impact of site noise will be minimised by the following:

No works to commence on site before 08.00 am (Mon-Fri).

No loud music/radios allowed on site.

No deliveries outside of permitted site working hours.

Also, in order to minimise noise and dust generation when loading and unloading is taking place, the drop height shall be minimised and damping down will be used if and when required.

In addition where possible any potentially noisy equipment will be sited away from sensitive receptors. The use of acoustic screens will be provided if required and only well maintained and regularly serviced equipment and machinery shall be used on the site during demolition and construction phases.

If any generators or other machinery is left on site overnight (Outside permitted hours of working) they will be switched off and keys removed, other than the generator serving the welfare facilities. The generator serving the Welfare facilities shall be "Super silent" type as detailed in Appendix 2 of this report.

- e) All deliveries will be made via the existing access road off Pilch Lane and managed within the confines of the development as per the attached Site Welfare Plan
- f) As per the attached Site Welfare Plan, temporary welfare, material storage and contractor car parking will be established within the confines of the development until Practical Completion is achieved.
- g) Wheel washing apparatus will be sited adjacent to the approved site access on Pilch Lane as per Site Welfare Plan, and will be available as and when required throughout the construction phases. In addition if the above measures prove not to be sufficiently effective and dirt is transported from the site on to the adjoining highway, a road sweeper shall be employed to clean the existing highway as and when required. The details of the wheel wash facilities are detailed in Appendix 1 of this report
- h) A Site Waste Management Plan (SWMP) is to be utilised for the construction phase of the project. This plan will identify waste streams and target volumes both for re-cycling and disposal during the construction phase. Were possible any site won materials will be re-used on site.

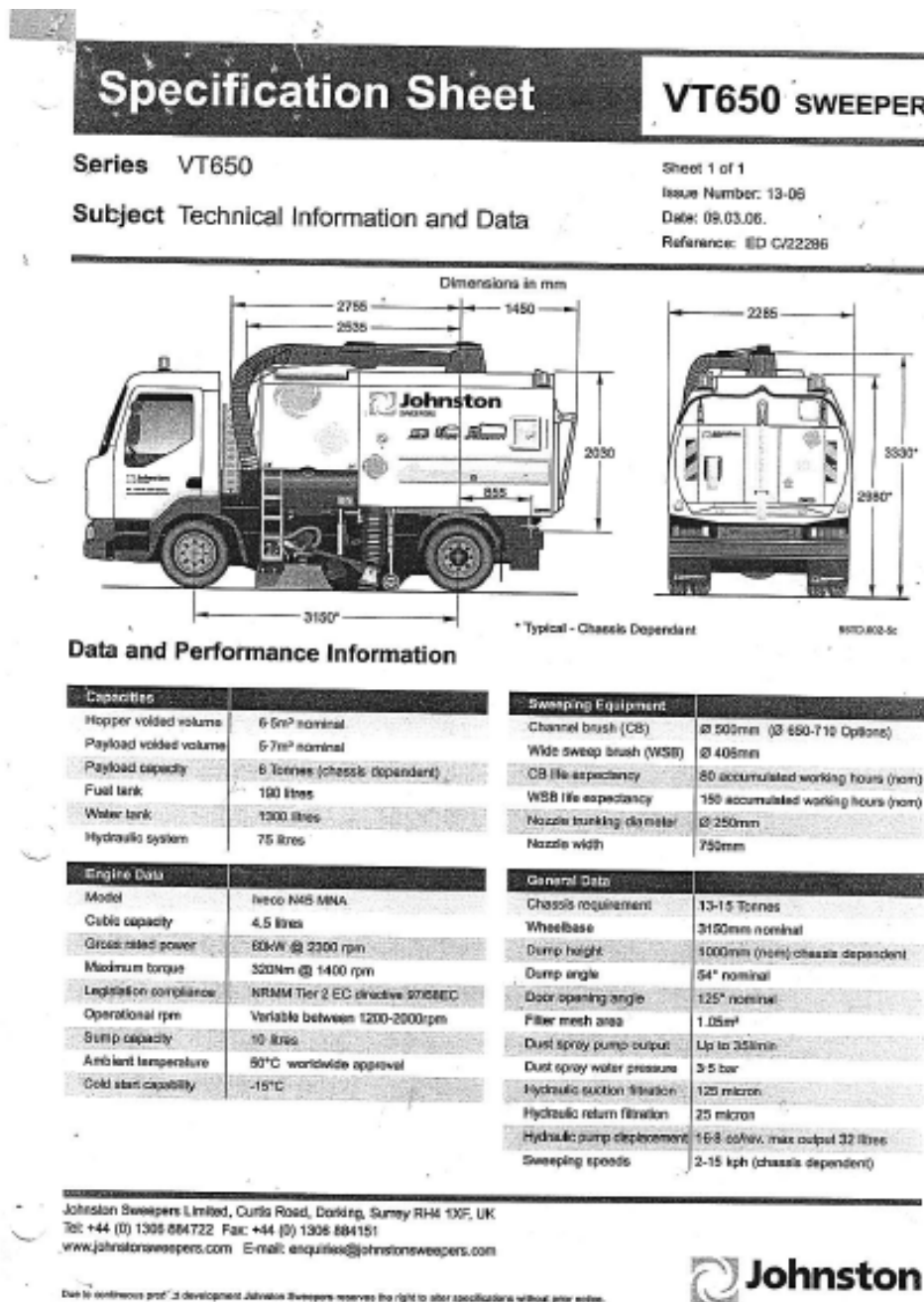
An 'Environmental, Dust & Surface Water Management Plan' has been produced and should be read in accordance with the notes above and Site Welfare Plan

- i) It is not proposed to use lighting during the construction phases. If however lighting is required it shall be located so that it does not cause a nuisance to surrounding properties.

- j) The site will be registered under the “Considerate Contractors Scheme”. A leaflet drop to adjoining properties will be undertaken prior to commencement of works on site, which shall provide a contact name and telephone number should residents want to raise or discuss any issues. As the scheme progresses if any subsequent activities are proposed that may have the potential to cause or adversely affect neighbours a similar letter drop will be undertaken as and when necessary.
- k) The phasing/build route of the development will be in line with the details indicated on the Site Welfare Plan.
- l) There will be no burning of any materials or rubbish on site
- m) Cutting or grinding of materials on site will only be done whilst using an effective water suppression system.
- n) The speed vehicles travel over the site will be minimized, to prevent dust being whipped up.
- o) A pest survey will be carried out, prior to construction, to identify if pests (including but not limited to rats) are an issue on site. Should it be evident that there are pests, then details of the relevant pest control measures that will be put in place will be provided.
- p) Vehicles used regularly on site, for example forklift trucks / JCB’s, will have white noise / broadband reversing alarms fitted.
- q) We will remain in continued liaison with the Church and school adjacent to ensure that all works are ceased at the appropriate times i.e. funeral services to ensure there is no disruption.
- r) Without a permanent water supply on site, temporary arrangements will be made to ensure there is enough water for dust suppression purposes

Appendix 1: Details of wheel wash facilities

Road sweeper



Hand washer Pump (on site)



Taskman PW200DY15ES 3000psi Diesel Pressure Washer

TASKMAN Pressure Washers are built with Getting the Job Done in mind.

Portable yet heavy duty for ultimate toughness and longevity, all pressure washers are fitted with inter pump units maximising their performance and reliability.

The Taskman pressure washer range is suitable for all power cleaning applications. Extremely portable with powerful psi pressure, the range is designed to get the job done.

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Very heavy duty frame
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Hose reel 20M capacity
Front castor for easy manoeuvre
Recoil back up
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Appendix 2; Super silent generator details for site welfare facility

45kva, super silent, voltsafe, Type generator to be used until mains electric power is available on site (See below)

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- Over 750 Super Silenced Generators Available
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