Construction Method Statement

Project: Proposed External Staircase to Land East of Ael y Bryn, Alma Road, Froncysyllte, LL20 7RN

1. Purpose

This Construction Method Statement accompanies the planning application for the proposed external pedestrian staircase. It outlines the proposed construction methodology together with the measures that will be adopted to minimise disturbance to the surrounding area, neighbouring properties, the public highway and the natural environment.

2. Sequence of Works

1. The site boundaries will be identified and protected before work commences.
2. Materials will be delivered in small quantities and stored within the application site.
3. Vegetation clearance will be limited to that strictly necessary for the works.
4. Excavation will be undertaken by hand wherever practicable to minimise disturbance to the embankment.
5. Gabion basket foundations will be installed and filled with locally sourced natural stone.
6. Timber stair stringers, landings, treads and handrails will then be installed.
7. The surrounding ground will be reinstated and any disturbed areas made good on completion.

3. Structural Design

All construction works shall be undertaken strictly in accordance with the Structural Engineer's drawings, sketches and recommendations. The installation of the gabion retaining structures, foundations, staircase, landings and associated elements shall comply fully with the Structural Engineer's design. Should any unforeseen ground conditions be encountered during construction, work shall cease until the Structural Engineer has inspected the affected area and issued any further instructions considered necessary.

4. Ecology and Environmental Protection

Prior to the commencement of any vegetation clearance, the site will be visually inspected for evidence of nesting birds or other protected species. Should any active nests or protected species be identified, works within the affected area will cease immediately and appropriate ecological advice will be obtained before works recommence.

Existing vegetation will be retained wherever practicable. Dust will be controlled where necessary, construction waste will be removed from site and disposed of at appropriately licensed facilities, and no materials or equipment will be stored on the public highway.

5. Highway Safety

Alma Road will remain open throughout the works. Deliveries will be small-scale and timed to minimise disruption. Appropriate barriers and warning signage will be provided whenever works are undertaken adjacent to the highway.

6. Construction Period and Maintenance

The works are expected to be completed within approximately two weeks, subject to weather conditions. Following completion, the staircase and associated retaining structures will remain in private ownership and will be inspected and maintained by the applicant.

7. Conclusion

The proposed works are modest in scale and have been designed to minimise disturbance to the site, neighbouring properties and the public highway whilst providing a safe and permanent means of pedestrian access. The works will be carried out in accordance with the Structural Engineer's design and with due regard to environmental protection throughout the construction process.