

Construction/Demolition Management Plan

pro forma

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Revisions & additional material

Please list all iterations here:

Date	Version	Produced by
08.02.24	Initial Draft	Amir Rei
20.02.24	Revision 1	Amir Rei

Additional sheets

Please note – the review process will be quicker if these are submitted as Word documents or searchable PDFs.

Date	Version	Produced by

Introduction

The purpose of the **Construction Management Plan (CMP)** is to help developers to minimise construction impacts, and relates to all construction activity both on and off site that impacts on the wider environment.

It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses.

The completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites, will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. Further policy guidance is set out in Camden Planning Guidance **(CPG) 6: Amenity** and **(CPG) 8: Planning Obligations**.

This CMP follows the best practice guidelines as described in the [Construction Logistics and Community Safety \(CLOCS\)](#) Standard and the [Guide for Contractors Working in Camden](#).

Camden charges a [fee](#) for the review and ongoing monitoring of CMPs. This is calculated on an individual basis according to the predicted officer time required to manage this process for a given site.

CMP development sites will be inspected by Camden's Site Planning Inspectors or nominated officers to assess compliance with the CMP. These inspections will be planned and unplanned site visits for the duration of the works. Developers/contractors are required to provide access to sites for inspection and cooperate fully throughout the inspection process ensuring compliance with the CMP.

The approved contents of this CMP must be complied with unless otherwise agreed with the Council in writing. The project manager shall work with the Council to review this CMP if problems arise during construction. Any future revised plan must also be approved by the Council and complied with thereafter.

It should be noted that any agreed CMP does not prejudice or override the need to obtain any separate consents or approvals such as road closures or hoarding licences.

If your scheme involves any demolition, you need to make an application to the Council's Building Control Service. Please complete the "[Demolition Notice](#)."

Please complete the questions below with additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary. It is preferable if this document, and all additional documents, are completed electronically and submitted as Word files to allow comments to be easily documented. These should be clearly referenced/linked to from the CMP. Please only provide the information requested that is relevant to a particular section.

(Note the term 'vehicles' used in this document refers to all vehicles associated with the implementation of the development, e.g. demolition, site clearance, delivery of plant & materials, construction etc.)

Revisions to this document may take place periodically.

IMPORTANT NOTICE: If your site falls within a Cumulative Impact Area (CIA) you are required to complete the CIA Checklist and circulate as an appendix to the CMP and included as part of any public consultation – a CMP submission will not be accepted until evidence of this has been supplied.

The CIA Checklist (editable pdf) can be found at

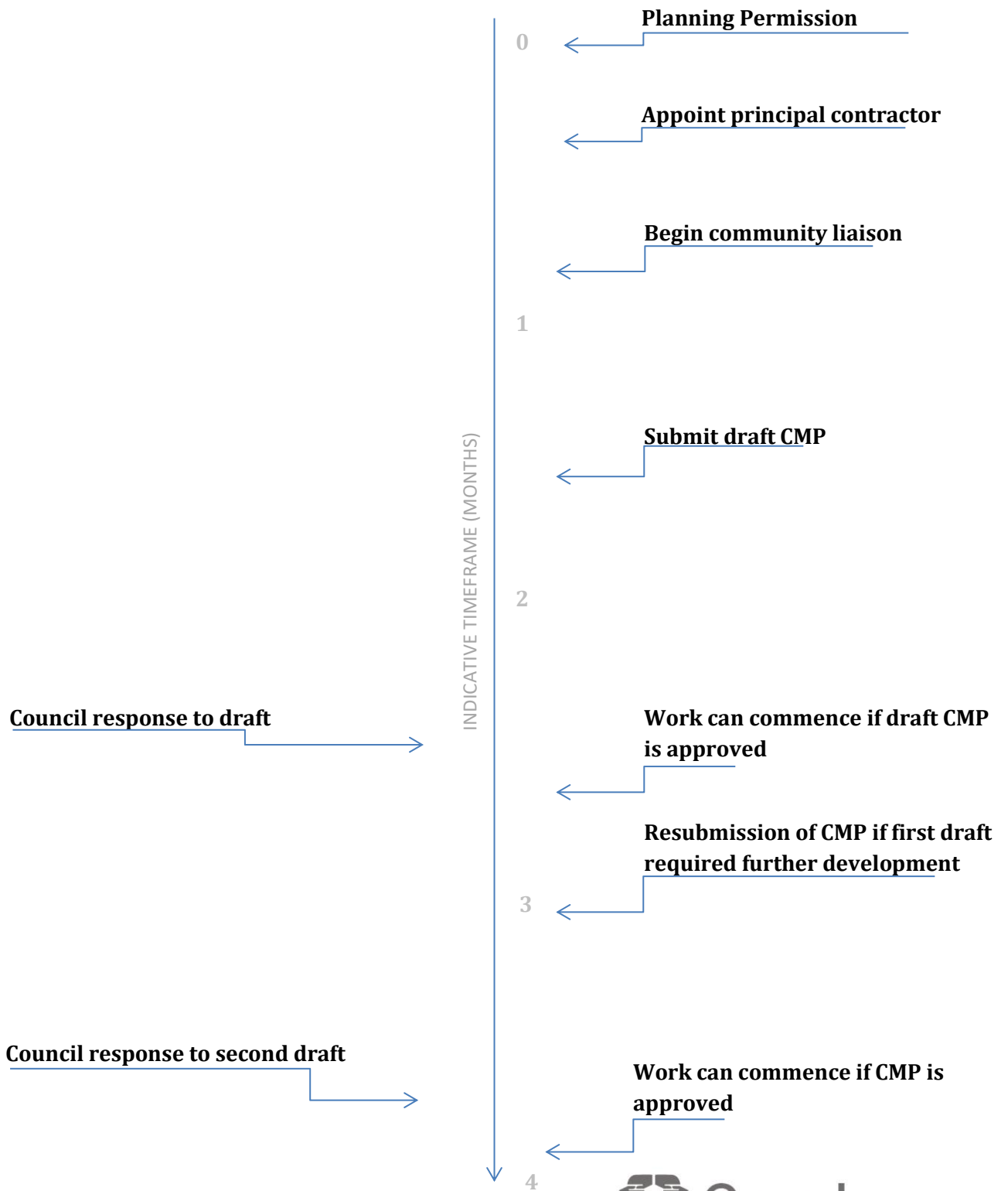
<https://www.camden.gov.uk/about-construction-management-plans>



Timeframe

COUNCIL ACTIONS

DEVELOPER ACTIONS



Contact

1. Please provide the full postal address of the site and the planning reference relating to the construction works.

Address: 56 Platts Lane
London
NW3 7NT

Planning reference number to which the CMP applies: 2018/4795/P

2. Please provide contact details for the person responsible for submitting the CMP.

Name: Amir Rei

Address: 56 Platts Lane, London, NW3 7NT

Email: amir@amirilan.com

Phone: 07970 816 789

3. Please provide full contact details of the site project manager responsible for day-to-day management of the works and dealing with any complaints from local residents and businesses.

Name: Amirilan Contractors Ltd

Address: Unit 3 London Business Park, 715 North Circular Road, London, NW2 7AH

Email: amir@amirilan.com

Phone: 0208 452 9400

4. Please provide full contact details of the person responsible for community liaison and dealing with any complaints from local residents and businesses if different from question 3. In the case of the Community Investment Programme (CIP), please provide the contact details of the Camden officer responsible.

Name: Amir Rei

Address: 56 Platts Lane, London, NW3 7NT

Email: amir@amirilan.com

Phone: 07970 816 789

5. Please provide full contact details including the address where the main contractor accepts receipt of legal documents for the person responsible for the implementation of the CMP.

Name: Amirilan Contractors Ltd

Address: Unit 3 London Business Park, 715 North Circular Road, London, NW2 7AH

Email: amir@amirilan.com

Phone: 0208 452 9400

Site

6. Please provide a site location plan and a brief description of the site, surrounding area and development proposals for which the CMP applies. Please fill up [Cumulative Impact Area \(CIA\) checklist form](#) if site fall within the CIA zone (Central London)

The proposed site is located within the Redington/ Frognal Conservation Area in the London Borough of Camden.

The proposed site area is accessed via West Heath Road.

Access to the development site itself is via the main Platts Lane street, there is an access restriction between 6:30pm - 8am for vehicles above 5 tons, however this shouldn't affect the project as it's outside of working hours.

The proposed development for 56 Platts Lane will provide a new basement level to the property. Meanwhile the existing building will be left as is.



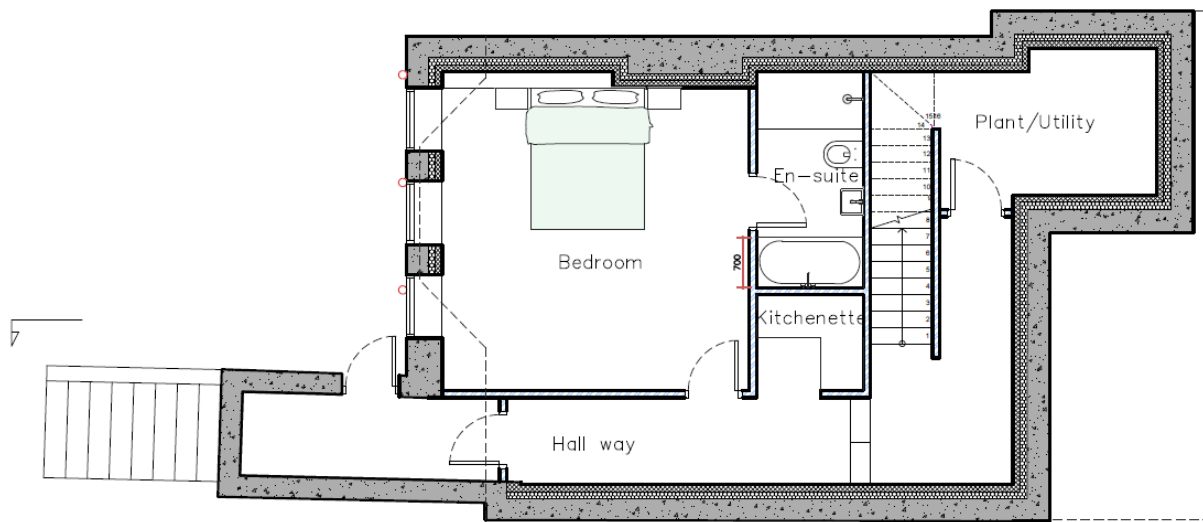
7. Please provide a very brief description of the construction works including the size and nature of the development and details of the main issues and challenges (e.g. narrow streets, close proximity to residential dwellings etc).

The works will consist of excavating below the existing footprint of the building, and constructing walls in an underpin sequence below the existing external walls.

The main challenge of the project will be due to restricted storage space at the front of the building, the works will take place at a lower pace than usual and will require increased no of smaller delivered / collections for excavated materials.

See below for proposed layouts of the proposed basement plan.

Basement Plan



8. Please provide the proposed start and end dates for each phase of construction as well as an overall programme timescale.

Activity Name	Duration (Days)	Start Date	Finish Date	May 24			Jun 24			Jul 24			Aug 24			Sept 24			Oct 24			Nov 24			Dec 24			Jan 25			Feb 25			Mar 25											
				6	13	20	27	3	10	17	24	1	8	15	22	29	5	12	19	26	2	9	16	23	30	7	14	21	28	4	11	18	25	2	9	16	23	30	6	13	20	27	3	10	17
1 Site set up	10.00	6/5/24	17/5/24	[Bar chart showing activity duration]																																									
2 Excavation & Underpinning	80.00	20/5/24	6/9/24	[Bar chart showing activity duration]																																									
3 Superstructure	50.00	9/9/24	15/11/24	[Bar chart showing activity duration]																																									
4 Fit Out	90.00	18/11/24	21/3/25	[Bar chart showing activity duration]																																									

9. Please confirm the standard working hours for the site, noting that the standard working hours for construction sites in Camden are as follows:

- 8.00am to 6pm on Monday to Friday
- 8.00am to 1.00pm on Saturdays
- No working on Sundays or Public Holidays

This is Camden's standard times. However, the times operated should be specific to the site and related to the type of work being carried out, and the proposed working hours will be considered on a case-by-case basis.

If the site is within the Cumulative Impact Area (CIA), then Saturday working is not permitted, unless agreed with Camden.

We confirm that the standard working hours for this site are accepted as the above in accordance with Camden Council and will not be exceeded.

Community Liaison

A neighbourhood consultation process must have been undertaken prior to submission of the CMP first draft.

This consultation must relate to construction impacts, and should take place following the granting of planning permission in the lead up to the submission of the CMP. A consultation process specifically relating to construction impacts must take place regardless of any prior consultations relating to planning matters. This consultation must include all of those individuals that stand to be affected by the proposed construction works. These individuals should be provided with a copy of the draft CMP, or a link to an online document. They should be given adequate time with which to respond to the draft CMP, and any subsequent amended drafts. Contact details which include a phone number and email address of the site manager should also be provided.

Significant time savings can be made by running an effective neighbourhood consultation process. This must be undertaken in the spirit of cooperation rather than one that is dictatorial and unsympathetic to the wellbeing of local residents and businesses.

These are most effective when initiated as early as possible and conducted in a manner that involves the local community. Involving locals in the discussion and decision making process helps with their understanding of what is being proposed in terms of the development process. **The consultation and discussion process should have already started, with the results incorporated into the CMP first draft submitted to the Council for discussion and sign off.** This communication should then be ongoing during the works, with neighbours and any community liaison groups being regularly updated with programmed works and any changes that may occur due to unforeseen circumstances through newsletters, emails and meetings.

Please note that for larger sites, details of a construction working group may be required as a separate S106 obligation. If this is necessary, it will be set out in the S106 Agreement as a separate requirement on the developer.

Cumulative impact

Sites located within high concentrations of construction activity that will attract large numbers of vehicle movements and/or generate significant sustained noise levels should consider establishing contact with other sites in the vicinity in order to manage these impacts.

The Council can advise on this if necessary.

10. Sensitive/affected receptors

Please identify the nearest potential receptors (dwellings, business, etc.) likely to be affected by the activities on site (i.e. noise, vibration, dust, fumes, lighting etc.).

The nearest properties likely to be affected by the works taking place are the following:

1 Telegraph Hill & 54 Platts Lane – These are direct neighbours and as such will be affected by potential noise, vibrations, dust and traffic movements.

95, 97, 99 & 101 Platts Lane – These properties are across the street from the development, as such they will mostly be affected by traffic movements relating to the works, along with potentially noise created.

52, 50, 48, 46 & 44 Platts Lane – These are on the same side of the street, so may be affected with regards to traffic flow.

11. Consultation

The Council expects meaningful consultation. For large sites, this may mean two or more meetings with local residents **prior to submission of the first draft CMP**. Please ensure that any changes to parking and loading on the public highway are reflected in the consultation. Please agree highways set up plans in advance with Camden if there is any uncertainty with this.

Evidence of who was consulted, how the consultation was conducted and a summary of the comments received in response to the consultation should be included. Details of meetings including minutes, lists of attendees etc. should be appended.

In response to the comments received, the CMP should then be amended where appropriate and, where not appropriate, a reason given. The revised CMP should also include a list of all the comments received. Developers are advised to check proposed approaches to consultation with the Council before carrying them out. If your site is on the boundary between boroughs then we would recommend contacting the relevant neighbouring planning authority.

Please provide details of consultation of the draft CMP with local residents, businesses, local groups (e.g. residents/tenants and business associations) and Ward Councillors.

Contact with various landowners, residents, local representatives and the emergency services will be maintained throughout the project informing them of the construction process. The site's construction team will deal with any queries and provide immediate response to any issues raised.

A letter (See Appendix A – Notice Letter) notifying the occupiers about the potential development and offering to either post or email a copy of the CMP will be sent to all the listed properties below:

- No's 89-103 (odd) Platts Lane
- No's 42-54 (even) Platts Lane
- No's 1-5 Telegraph Hill

The below groups were consulted with prior to the creation of this document.

- Thames Water
- Water Environment Limited
- Land Science Ltd
- Camden Council

In addition, we will offer to send a newsletter to local residents and schools in the area, providing regular updates as to the status of the works along with any likely disruptions in the vicinity (See section 12).

12. Construction Working Group

For particularly sensitive/contentious sites, or sites located in areas where there are high levels of construction activity, it may be necessary to set up a construction working group.

If so, please provide details of the group that will be set up, the contact details of the person responsible for community liaison and how this will be advertised to the local community, and how the community will be updated on the upcoming works i.e. in the form of a newsletter/letter drop, or weekly drop in sessions for residents.

It is our intention to ensure that neighbours are kept up to date with construction progress, by way of a newsletter detailing upcoming elements on site, such as:

- Detailed programme of upcoming work.
- Details of times and durations of particularly noisy, dusty work which may impact on the neighbours.

On commencement of work on site, the site manager will make himself known to neighbours and leave his contact number so any concerns can be raised, and potential problems can be mitigated as soon as possible.

13. Schemes

Please provide details of your Considerate Constructors Scheme (CCS) registration. Please note that Camden requires [CCS site registration](#) for the full duration of your project including additional [CLOCS visits](#) for the full duration of your project. Please provide the CCS site ID number that is specific to the above site. A company registration will not be accepted, the site must be registered with CCS.

Be advised that Camden is a Client Partner with the Considerate Constructors Scheme and has access to all CCS inspection and CLOCS monitoring reports undertaken by CCS.

Contractors will also be required to follow the [Guide for Contractors Working in Camden](#). Please confirm that you have read and understood this, and that you agree to abide by it.

Amirilan Contractors Ltd are registered with Considerate Constructors Scheme with their reference number being C2991. The site will be registered with CCS and inspections will take place.

They have reviewed the "Guide for Contractors Working in Camden" available on your website and will comply with the requirements set out within.

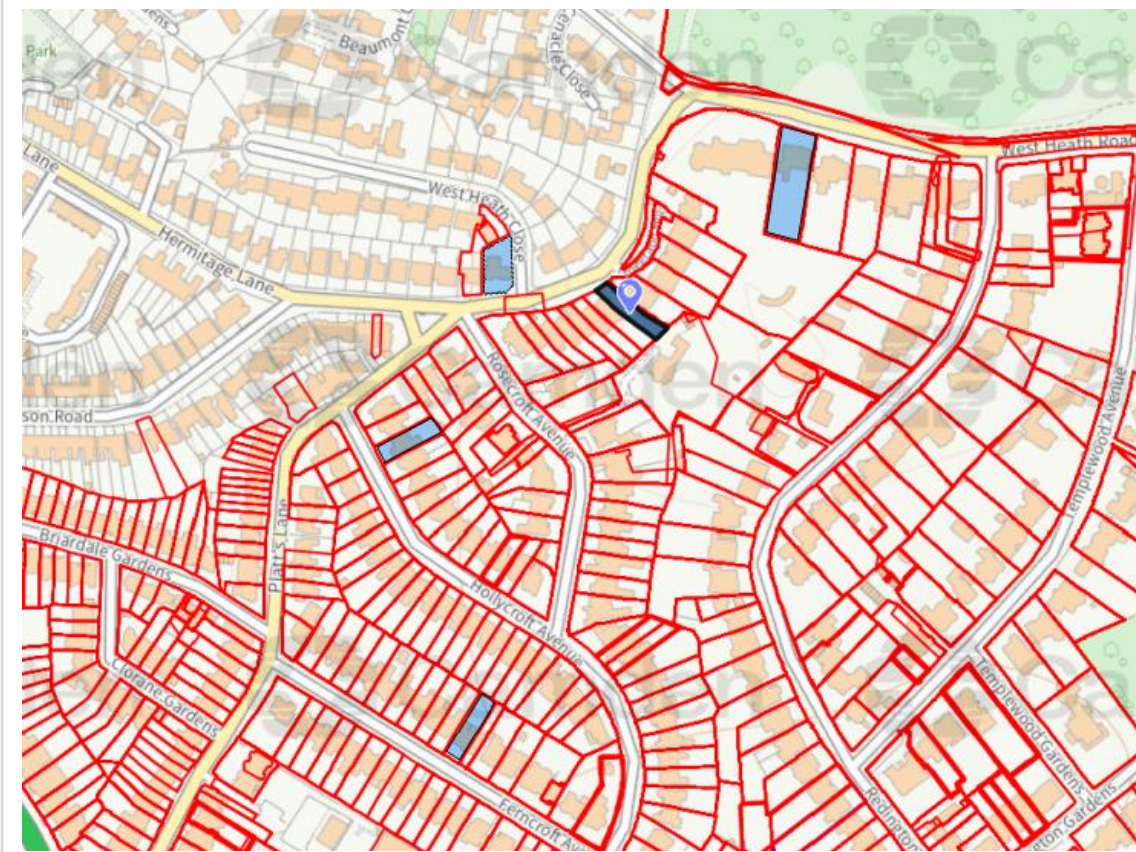
14. Neighbouring sites

Please provide a plan of existing or anticipated construction sites in the local area and please state how your CMP takes into consideration and mitigates the cumulative impacts of construction in the vicinity of the site. The council can advise on this if necessary.

From discussion with Camden, there are no live sites in the immediate area to be aware of.

On a wider scale there are no existing or anticipated construction sites which we expect to affect the works taking place at 56 Platts Lane, however the existing sites in the area to be aware of in case of changes however are currently the following:

- 22 West Heath Close
- 5 Hollycroft Avenue
- 20 Ferncroft Avenue
- 95 Platts Lane
- 69 West Heath Road
- 81 West Heath Road
- The Oren 191-213 West Health Road



Transport

This section must be completed in conjunction with your principal contractor. If one is not yet assigned, please leave the relevant sections blank until such time when one has been appointed.

Camden is a CLOCS Champion, and is committed to maximising road safety for Vulnerable Road Users (VRUs) as well as minimising negative environmental impacts created by motorised road traffic. As such, all vehicles and their drivers servicing construction sites within the borough are bound by the conditions laid out in the CLOCS Standard.

This section requires details of the way in which you intend to manage traffic servicing your site, including your road safety obligations with regard to VRU safety. It is your responsibility to ensure that your principal contractor is fully compliant with the terms laid out in the CLOCS Standard. It is your principal contractor's responsibility to ensure that all contractors and sub-contractors attending site are compliant with the terms laid out in the CLOCS Standard.

Checks of the proposed measures will be carried out by CCS monitors as part of your CLOCS monitoring visits through CCS and possibly council officers, to ensure compliance. Please refer to the CLOCS Standard when completing this section.

Please contact CLOCS@camden.gov.uk for further advice or guidance on any aspect of this section.

Please note that this section may also be referred to as a Construction Logistics Plan in the context of the CLOCS Standard.

CLOCS Contractual Considerations

15. Name of Principal contractor:

Amirilan Contractors Ltd
Unit 3 London Business Park
715 North Circular Road
London, NW3 7AH
Tel: 0208 450 9400

16. Please submit the proposed method for checking operational, vehicle and driver compliance with the CLOCS Standard throughout the duration of the contract.

To ensure that the site is compliant to the CLOCS standard throughout the construction period, the Principal Contractor has committed to undertake the following activities:

- Make it a requirement for all contractors and subcontractors who will undertake construction vehicle movements to have FORS Silver accreditation and appropriate certificates supplied prior to works being carried out.
- Random spot checks will be carried out by site staff on vehicles and drivers servicing the site. Results from these checks will be logged and retained, and, if appropriate, enforced upon accordingly.
- To provide suppliers and other expected vehicles with a vehicle route to site.
- Request collision reporting data if required.

17. Please confirm that you as the client/developer and your principal contractor have read and understood the CLOCS Standard and included it in your contracts.

I confirm that I have included the requirement to abide by the CLOCS Standard in my contracts to my contractors and suppliers:

I can confirm that we have read and understood the CLOCS standard. The appointed main contractor will have to include the requirement to abide by the CLOCS standard in all orders to their supply chain.

Please contact CLOCS@camden.gov.uk for further advice or guidance on any aspect of this section.

Site Traffic

Sections below shown in blue directly reference the CLOCS Standard requirements. The CLOCS Standard should be read in conjunction with this section.

18. Traffic routing: *“Clients shall ensure that a suitable, risk assessed vehicle route to the site is specified and that the route is communicated to all contractors and drivers. Clients shall make contractors and any other service suppliers aware that they are to use these routes at all times unless unavoidable diversions occur.”* (P19, 3.4.5)

Routes should be carefully considered and risk assessed, taking into account the need to avoid where possible any major cycle routes and trip generators such as schools, offices, stations, public buildings, museums etc.

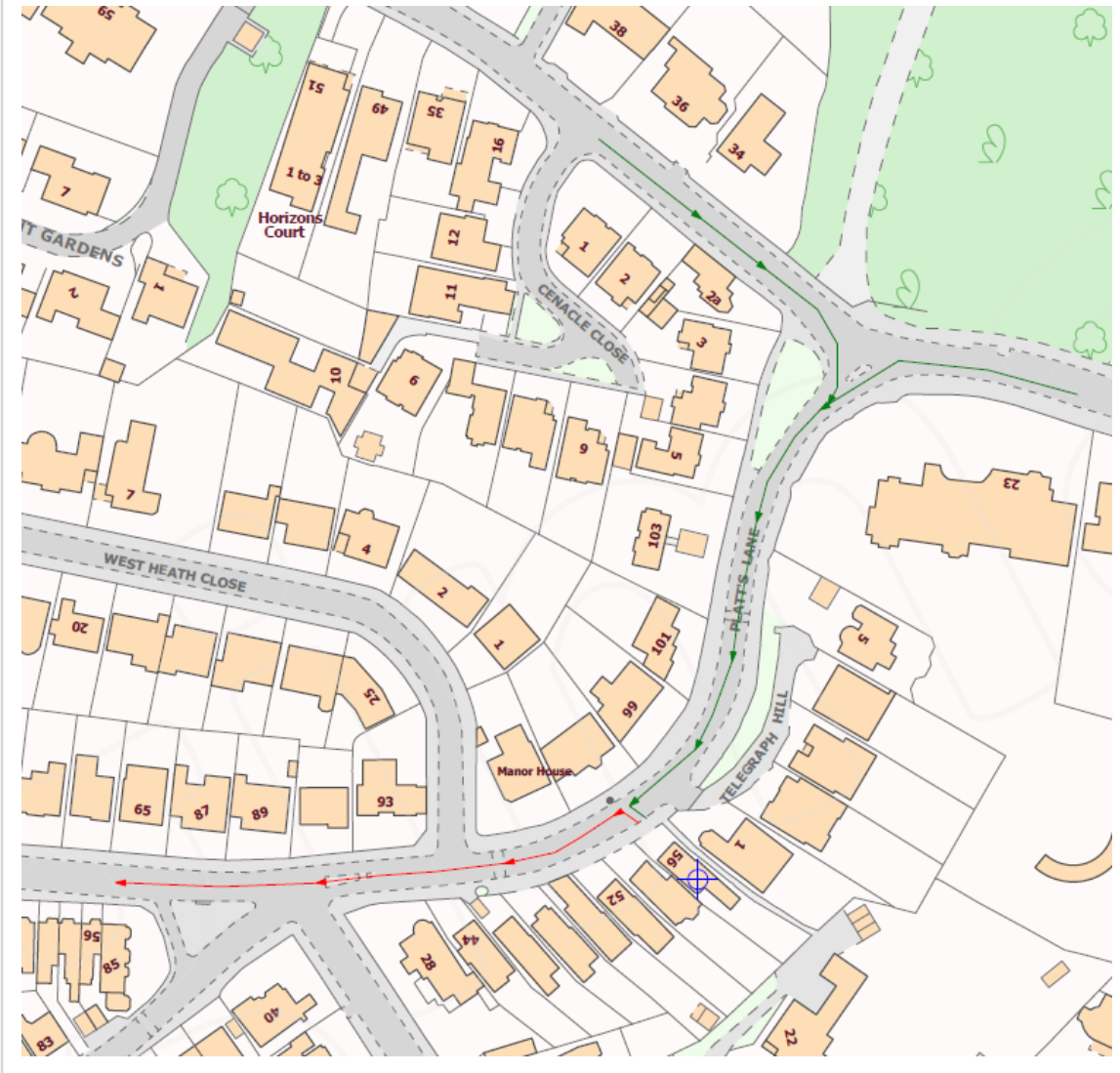
Consideration should also be given to weight restrictions, low bridges and cumulative impacts of construction (including neighbouring construction sites) on the public highway network. The route(s) to and from the site should be suitable for the size of vehicles that are to be used.

a. Please show vehicle approach and departure routes between the site and the Transport for London Road Network (TLRN). Please note that routes may differ for articulated and rigid HGVs.

Routes should be shown clearly on a map, with approach and departure routes clearly marked. If this is attached, use the following space to reference its location in the appendices.

The proposed route is:

- Vehicles will approach the site via West Heath Road.
- They will then turn in to and proceed along Platts Lane.
- They will then turn left into No. 56 Platts Lane.
- Vehicles will then depart site, and carry on down Platts Lane, at which point they will go over the roundabout onto Hermitage Lane, at which point they will reach Finchley Road.



b. Please confirm how contractors and delivery companies will be made aware of the route (to and from the site) and of any on-site restrictions, prior to undertaking journeys.

All Sub-contractors, operatives, delivery companies and all known visitors will be provided with a verbal briefing and issued with a copy of the proposed route, a list of on-site restrictions and routing requirements prior to commencement of works on site.

19. Control of site traffic, particularly at peak hours: *“Clients shall consider other options to plan and control vehicles and reduce peak hour deliveries” (P20, 3.4.6)*

Construction vehicle movements should be restricted to the hours of 9.30am to 4.30pm on weekdays and between 8.00am and 1.00pm on Saturdays. If there is a school in the vicinity of the site or on the proposed access and/or egress routes, then deliveries must be restricted to the hours of 9.30am and 3pm on weekdays during term time.

Vehicles may be permitted to arrive at site at 8.00am if they can be accommodated on site. Where this is the case they must then wait with their engines switched off.

A delivery plan should ensure that deliveries arrive at the correct part of site at the correct time. Instructions explaining such a plan should be sent to all suppliers and contractors.

a. Please provide details of the types of vehicles required to service the site and the approximate number of deliveries per day for each vehicle type during the various phases of the project.

For Example:

32t Tipper: 10 deliveries/day during first 4 weeks

Skip loader: 2 deliveries/week during first 10 weeks

Artic: plant and tower crane delivery at start of project, 1 delivery/day during main construction phase project

18t flatbed: 2 deliveries/week for duration of project

3.5t van: 2 deliveries/day for duration of project

It is anticipated that the following construction vehicles would be utilised during the works:

- Skip Lorry – 6.1m long x 2.3m wide x 3m high
(Approximately 2 per week during weeks 3-19)
- Cement Lorry – 7.2m long x 3m wide x 3.7m high
1no delivery during superstructure phase (approximately week 20)
- 28 ton HIAB Lorry – 9m long x 3.1m wide x 3.4m high
(Approximately 1 per week during weeks 3-30)
- Van Delivery – 3-3.5m long x 2m wide x 2m high
(1no delivery per week during weeks 30-48)

b. Please specify the permitted delivery times.

Delivery times will be restricted to 8:00am – 4:00pm Mon-Fri, and 8:00am – 12:00pm Saturdays, however deliveries will be booked for after 9:00am to avoid traffic build-up.

c. Cumulative affects of construction traffic servicing multiple sites should be minimised where possible. Please provide details of other developments in the local area or on the route that might require deliveries coordination between two or more sites. This is particularly relevant for sites in very constrained locations.

There is currently no expectation of ongoing/ proposed works at nearby sites which will affect any planned deliveries and thus require co-ordination.

Additional we do not see any requirements for constrained manoeuvres on this project.

In the event either of the above changes, this document will be updated to reflect that, and necessary steps will be taken.

d. Please provide swept path analyses for constrained manoeuvres along the proposed route.

N/A – No expected constrained manoeuvres are required.

e. Consideration should be given to the location of any necessary holding areas/waiting points for sites that can only accommodate one vehicle at a time/sites that are expected to receive large numbers of deliveries. Vehicles must not queue or circulate on the public highway.

Whilst deliveries should be given set times to arrive, dwell and depart, no undue time pressures should be placed upon the driver at any time.

Please identify the locations of any off-site holding areas or waiting points. This can be a section of single yellow line that will allow the vehicle to wait to phone the site to check that the delivery can be accommodated.

Please refer to question 24 if any parking bay suspensions will be required to provide a holding area.

Parking bay suspensions are currently not expected to be required to the availability on site for parking vehicles, and materials will be stored at either the material suppliers or main contractor's yards.

Due to the small size of the project, simultaneous deliveries are not expected to be required.

In the event any of the above changes, suspensions will be sought from Camden Council via their website within the required notice period.

https://www.camden.gov.uk/parking-bay-suspensions#Book_a_suspension

f. Delivery numbers should be minimised where possible. Please investigate the use of construction material consolidation centres, and/or delivery by water/rail if appropriate.

Unfortunately, due to the lack of storage space on site, deliveries will have to be kept to smaller quantities, however we will ensure that storage is used as effectively as possible to minimise vehicle journeys.

g. Emissions from engine idling should be minimised where possible. Please provide details of measures that will be taken to reduce delivery vehicle engine idling, both on and off site (this does not apply to concrete mixers).

All vehicles present on site will be instructed by the site manager to switch off vehicles once parked on site for loading/off-loading.

In addition, electric vehicles will be used where possible, to limit excess emissions.

20. Site entry/exit: *"Clients shall ensure that access to and egress from the site is appropriately managed, clearly marked, understood and clear of obstacles."* (P18, 3.4.3)

This section is only relevant where vehicles will be entering the site. Where vehicles are to load from the highway, please leave this section blank and refer to Q21. Where loading is to take place from a dedicated pit lane located on the public highway, please use this section to describe how vehicle entry/departure will be managed.

Vehicles entering and leaving the site should be carefully managed, using gates that are clearly marked and free from obstacles. Traffic marshals must ensure the safe passage of all traffic on the public highway, in particular pedestrians and cyclists, when vehicles are entering and leaving site, particularly if reversing.

Traffic marshals, or site staff acting as traffic marshals, should hold the relevant qualifications required for directing large vehicles when reversing. Marshals should be equipped with 'STOP – WORKS' signs (not STOP/GO signs) if control of traffic on the public highway is required. Marshals should have radio contact with one another where necessary.

a. Please detail the proposed site entry and exit points on a map or diagram. If this is attached, use the following space to reference its location in the appendices.

All traffic will enter site via the front of the property from Platts Lane as there is a single driveway which will provide access to the property.

Delivery Vehicles/ Grab Lorries/ waste removal will stop outside the front of the property and be loaded / offloaded to the front storage areas either manually or by lorry mounted crane as per Appendix B – Site work & Loading details.

b. Please describe how the entry and exit arrangements for construction vehicles in and out of the site will be managed, including the number and location of traffic marshals where applicable. If this is shown in an attached drawing, use the following space to reference its location in the appendices.

Traffic marshals will be present along with the site manager to guide vehicles towards and away from the property.

During any delivery priority will be given to other road users.

c. Please provide tracking/swept path drawings for vehicles entering/exiting the site if necessary. If these are attached, use the following space to reference their location in the appendices.

Please see attached Appendix B – Site work & Loading details.

d. Provision of wheel washing facilities should be considered if necessary. If so, please provide details of how this will be managed and any run-off controlled. Please note that wheel washing should only be used where strictly necessary, and that a clean, stable surface for loading should be used where possible.

A jet washing facility will be maintained on site during the project and will act as a wheel washing facility if required, however due to the fact that the area is currently a paved surface the necessity of this is expected to be kept to a minimum.

The main contractor's site manager will be instructed to keep both the loading area and the street entrance including the footpath clean following all deliveries and vehicle arrivals on site.

21. Vehicle loading and unloading: *"Clients shall ensure that vehicles are loaded and unloaded on-site as far as is practicable."* (P19, 3.4.4)

This section is only relevant if loading/unloading is due to take on the public highway and it has been agreed with Camden that a dedicated pit lane is not viable/necessary. If loading is taking place on site, or in a dedicated pit lane, please skip this section.

a. Please provide the location where vehicles will stop to unload. If this is attached, use the following space to reference its location in the appendices. Please outline in question 24 if any parking bay suspensions will be required.

Delivery Vehicles/ Grab Lorries/ waste removal will stop outside the front of the property and be loaded / offloaded to the front storage areas either manually or by lorry mounted crane as per Appendix B – Site work & Loading details.

b. Where necessary, Traffic Marshalls must ensure the safe passage of pedestrians, cyclists and motor traffic in the street when vehicles are being loaded or unloaded. Please provide detail of the way in which marshals will assist with this process. Please note that deliveries should pause where possible to allow passage to pedestrians.

Deliveries will be paused during passing of all incoming traffic, be it pedestrian/ cyclist or motor traffic. Marshalls will keep watch for incoming traffic and co-ordinate passing of traffic when required.

Site set up

Full justification must be provided for proposed use of the public highway to facilitate works. Camden expects all options to minimise the impact on the public highway to have been fully considered prior to the submission of any proposal to occupy the highway for vehicle pit lanes, materials unloading/crane pick points, site welfare etc.

Please note that Temporary Traffic Restrictions (TTRs) and hoarding/scaffolding licenses may be applied for prior to CMP submission but won't be granted until the CMP is signed-off.

Please note that there is a four week period required for the application processing and statutory consultation as part of the TTR process. This is in addition to the CMP review period.

If the site is on or adjacent to the TLRN (red route), please provide details of preliminary discussions with Transport for London (TfL) in the relevant sections below. Please note that TfL are the highways authority for such routes and all permits will be issued by them.

Consultation with TfL will be necessary if the site requires the use of temporary signals on the Strategic Road Network (SRN), or impacts on bus movement, then TfL will need to be consulted.

Consultation with TfL will be necessary if the site directly conflicts with a bus lane or bus stop.

22. Site set-up and occupation of the public highway

Please provide detail drawings of the site up on the public highway. This should be presented as a scaled plan detailing the local highway network layout in the vicinity of the site. This should include details of on-street parking bay locations, cycle lanes, footway extents, relevant street furniture, and all relevant key dimensions. Please note that lighting column removal/relocation may be subject to UKPN lead times and is outside of our control. Any gantries will require a structural assessment and separate agreement with the structures team.

a. Please provide details of any measures and/or structures that need to be placed on the highway. This includes dedicated pit lanes, temporary vehicle access points/temporary enlargement of existing crossovers, occupied parking bays, hoarding lines, gantries, crane locations, crane oversail, scaffolding, scaffolding oversail, ramps, barriers etc. Please use this space to justify the use of the highway, and to state how the impacts have been minimised.

Please provide drawings separately in the appendices and reference their location below. Please provide further details of any changes to parking and loading in section 23.

Please see attached Appendix B – Site work & Loading details.

b. Please provide details and associated drawings/diagrams showing any temporary traffic management measures needed as part of the above site set up. Alternatively this can be shown as part of the above drawings if preferred. Please note that this must conform to the [Safety at Street Works and Road Works Code of Practice](#).

N/A – All works will be taking place within the site boundary and as such will not require and temporary traffic management measures.

23. Parking bay suspensions and temporary traffic orders

Parking bay suspensions should only be requested where absolutely necessary and these are allowed for a maximum period of 6 months only. Information regarding parking suspensions can be found [here](#). For periods greater than 6 months, or for any other changes to the parking/loading/restrictions on the highway, a [Temporary Traffic Restriction \(TTR\)](#) will be required for which there is a separate cost. Please note that any temporary changes to parking and loading to be delivered using a TTR need to be consulted upon as part of our legal obligations as a highways authority. Camden may require separate consultation to take place specifically around such changes if these have not been adequately reflected in any prior consultation as part of the CMP process.

A space cannot be suspended for convenience parking, a [trade permit](#) is available for trade vehicle parking. Building materials and equipment must not cause obstructions on the highway. Building materials may only be stored on the public highway if permitted by the Street Works team.

Please provide details of any proposed such changes on the public highway which are necessary to facilitate the construction works. Where these changes apply to parking bays, please specify the type of bays that are to be impacted and the anticipated timeframes.

As previously mentioned, no parking suspensions are expected to be required for the proposed works. In the event this changes, this CMP will be updated to reflect this change.

24. Motor vehicle/cyclist diversions/pedestrian diversions

Pedestrians safety must be maintained if diversions are put in place. Vulnerable footway users must be considered as part of this. These include wheelchair users, the elderly, those with walking difficulties, young children, those with prams, the blind/partially sighted. Appropriate ramps must be used if cables, hoses, etc. are run across the footway.

Please note that footway closures are not permitted unless there is no alternative. Footway access must be maintained using a gantry or temporary walkway in the carriageway unless this is not possible. Where this is not possible, safe crossing points must be provided to ensure that pedestrian access is maintained. Where formal or controlled crossing points are to be suspended, similar temporary facilities must be provided. Camden reserves the right to require temporary controlled crossing points in the event of any footway closures.

Please provide details of any diversion, disruption or other anticipated use of the public highway during the construction period. Please show locations of diversion signs on drawings or diagrams and provide these in the appendices. Please use the following space to outline these changes to and to reference the location of any associated drawings in the appendices. Please show diversions and associated signage separately for pedestrians/cyclists/motor traffic.

N/A - No closures of the public highway are expected, as such no diversions will be required.

25. Services

Please indicate if any changes to services are proposed to be carried out that would be linked to the site during the works (i.e. connections to public utilities and/or statutory undertakers' plant). Larger developments may require new utility services. If so, a strategy and programme for coordinating the connection of services will be required. If new utility services are required, please confirm which utility companies have been contacted (e.g. Thames Water, National Grid, EDF Energy, BT etc.) You must explore options for the utility companies to share the same excavations and traffic management proposals. Please supply details of your discussions.

N/A – Existing services connected to the property are sufficient and any alterations to take place to the supplies will be carried out within the boundary of the site.

Environment

To answer these sections please refer to the relevant sections of **Camden's Minimum Requirements for Building Construction (CMRBC)**.

28. Please list all noisy operation and the construction methods used, and provide details of the times that each of these are due to be carried out.

In line with Camden Council's guidelines, any and all noisy operations will be carried out within agreed working hours which are as follows:

- 8.00am to 6pm on Monday to Friday
- 8.00am to 1.00pm on Saturdays
- No working on Sundays or Public Holidays

Where possible, all noisy works will take place towards the middle of these working periods.

Noisy activities will most likely consist of the breaking of hard materials onsite along with any digging of foundations for the new extension that may take place.

All machinery will be the quietest available to the contractor and will be fitted with effective exhaust silencers to reduce the effect on the surrounding environment.

29. Please confirm when the most recent pre-construction noise survey was carried out and provide a copy. If a noise survey has not taken place, and it has been requested by the local authority, please indicate the date (before any works are being carried out) that the noise survey will be taking place, and agree to provide a copy.

N/A, no noise survey required.

30. Please provide predictions for noise levels throughout the proposed works.

The project shall not exceed the following noise levels: -

70 dB LAeq 1 hr during the hours of 08:00 to 18:00.

Vibration levels shall not exceed:

Levels of 2mm/sec

31. Please provide details describing mitigation measures to be incorporated during the construction/[demolition](#) works to prevent noise and vibration disturbances from the activities on the site, including the actions to be taken in cases where these exceed the predicted levels.

The following methods of mitigation will take place:

- Hoarding will be erected around the site, this should help to reduce noise transmission.
- All plant and machinery will be fitted with silencers/mufflers.
- Hydraulic hammers where used will be fitted with bafflers.
- Pneumatic tools will be fitted with silencers or mufflers.
- Electrically powered tools will be used where possible.
- No personal audio equipment such as radios will be allowed on site.

In the event noise complaints arise, these will be recorded and investigated, and if possible, further mitigated.

32. Please provide evidence that staff have been trained on BS 5228:2009

Toolbox talks on this British Standard will be carried out on site, and toolbox talks will be recorded in the site file.

33. Please provide specific details on how air pollution and dust nuisance arising from dusty activities on site will be prevented. This should be relevant and proportionate to activities due to take place, with a focus on both preventative and reactive mitigation measures.

The following methods of mitigation will take place:

- Use of hoarding around the site will limit low-level dust transferring to adjacent properties.
- The contractor will carry out regular cleaning of the site access point.
- Where possible, dampening will be used during cutting, drilling and grinding to limit dust emissions.
- Burning of materials will not be permitted on-site.
- Where possible, materials will be stored out of the wind and limited to a reasonable height. (See attached Appendix B – Site work & Loading details)
- Dust complaints reported by neighbours will be investigated immediately by Amirilan Contractors Ltd.

34. Please provide details describing how any significant amounts of dirt or dust that may be spread onto the public highway will be prevented and/or cleaned.

As most of the dirt or dust is likely to come from site, prevention is the best course of action.

- There will be no vehicle access to site during the works.
- Site is to be kept generally clean to prevent any spread of dirt at the source.
- Debris from material deliveries are to be disposed of immediately.
- A clean-up, removing all debris and visible litter, will be undertaken at regular intervals throughout the day and at the end of day.
- In the event that dust/dirt does spread to the public highways, on-site personnel will act as sweepers to clean the public highway and/or road as required.

35. For medium or high impact risk level sites, please provide details describing arrangements for monitoring of noise, vibration and dust levels, including instrumentation, locations of monitors and trigger levels where appropriate.

N/A – This is a low impact risk level site.

36. Please confirm that an Air Quality Assessment and/or Dust Risk Assessment has been undertaken at planning application stage in line with the GLA policy [The Control of Dust and Emissions During Demolition and Construction 2014 \(SPG\)](#) (document access at bottom of webpage), and that the summary dust impact risk level (without mitigation) has been identified. The risk assessment must take account of proximity to all human receptors and sensitive receptors (e.g. schools, care homes etc.), as detailed in the [SPG](#). **Please attach the risk assessment and mitigation checklist as an appendix.**

According to section 1.9 of the SPG, a dust risk assessment is only required for major developments, which this project is not.

37. Please confirm that all of the GLA's 'highly recommended' measures from the SPG document relative to the level of dust impact risk identified in question 36 have been addressed by completing the GLA mitigation measures checklist. (See Appendix 7 of the SPG document.)

I can confirm Amirilan Contractors Ltd will implement the appropriate mitigation measures as per the low risk level of the site in line with the SPG document.

- 38. Please confirm the number of real-time dust monitors to be used on-site.

Note: **real-time dust (PM₁₀) monitoring with MCERTS 'Indicative' monitoring equipment will be required for all sites with a high OR medium dust impact risk level.** If the site is a 'high impact' site, 4 real time dust monitors will be required. If the site is a 'medium impact' site', 2 real time dust monitors will be required.

The dust monitoring must be in accordance with the SPG and IAQM guidance, and **the proposed dust monitoring regime (including number of monitors, locations, equipment specification, and trigger levels) must be submitted to the Council for approval.** Dust monitoring is required for the entire duration of the development and must be in place and operational **at least three months prior to the commencement of works on-site.** Monthly dust monitoring reports must be provided to the Council detailing activities during each monthly period, dust mitigation measures in place, monitoring data coverage, graphs of measured dust (PM₁₀) concentrations, any exceedances of the trigger levels, and an explanation on the causes of any and all exceedances in addition to additional mitigation measures implemented to rectify these.

In accordance with Camden's Clean Air Action Plan, the monthly dust monitoring reports must also be made readily available and accessible online to members of the public soon after publication. Information on how to access the monthly dust monitoring reports should be advertised to the local community (e.g. presented on the site boundaries in full public view).

Inadequate dust monitoring or reporting, or failure to limit trigger level exceedances, will be indicative of poor air quality and dust management and will lead to enforcement action.

N/A – This is a low impact level risk site.

39. Please provide details about how rodents, including rats, will be prevented from spreading out from the site. You are required to provide information about site inspections carried out and present copies of receipts (if work undertaken).

Control measures for rodents would include:

- Site management will ensure that the site is kept as clear and tidy as possible throughout the works.
- Build ups of materials/waste can act as nesting grounds for pests, as such will be removed and disposed of regularly.
- All personnel will be instructed not to leave food debris on site as this will encourage pests & rodents.
- Sewers and drains will be cleared of any remaining building debris.
- Capping of drainage systems will be carried out where appropriate to isolate old redundant sewers /drains.
- When connecting new drains to the existing system, any exposed drain will be temporarily capped with drain stoppers to prevent any rodents using the drain runs, this is to be done at the end of every day until works are completed.
- To prevent rat egress from live drains and sewers to new systems, the live systems will be temporarily sealed off with expanding drainage stoppers until connection to new drainage is completed.

40. Please confirm when an asbestos survey was carried out at the site and include the key findings.

No asbestos survey was required as all works are below ground.

41. Complaints often arise from the conduct of builders in an area. Please confirm steps being taken to minimise this e.g. provision of a suitable smoking area, tackling bad language and unnecessary shouting.

- A smoking area is to be provided away from the site entrance and public areas.
- All contractors will be taken through an induction process and made to sign a document stating they have been through the various site rules and will adhere to them.
- As a member of the Considerate Contractors Scheme, Amirilan Contractors Ltd will be adhering to various preventative measures regarding anti-social behaviour and general conduct on working sites.

42. If you will be using non-road mobile machinery (NRMM) on site with net power between 37kW and 560kW it will be required to meet the standards set out below. The standards are applicable to both variable and constant speed engines and apply for both PM and NOx emissions. See the Mayor of London webpage 'Non-Road Mobile Machinery (NRMM)' for more information, a map of the Central Activity Zone, and for links to the NRMM Register and the NRMM Practical guide (V4):

<https://www.london.gov.uk/what-we-do/environment/pollution-and-air-quality/nrmm>

Direct link to NRMM Practical Guide (V4):

https://www.london.gov.uk/sites/default/files/nrmm_practical_guide_v4_sept20.pdf

From 1st September 2015

(i) Major Development Sites – NRMM used on the site of any major development will be required to meet Stage IIIA of EU Directive 97/68/EC

(ii) Any development site within the Central Activity Zone - NRMM used on any site within the Central Activity Zone will be required to meet Stage IIIB of EU Directive 97/68/EC

From 1st September 2020

(iii) Any development site - NRMM used on any site within Greater London will be required to meet Stage IIIB of EU Directive 97/68/EC

(iv) Any development site within the Central Activity Zone - NRMM used on any site within the Central Activity Zone will be required to meet Stage IV of EU Directive 97/68/EC

Please provide evidence demonstrating the above requirements will be met by answering the following questions:

- a) Construction time period (04/24 - 02/25): Approximately 46 weeks.
- b) Is the development within the CAZ? (Y/N): No
- c) Will the NRMM with net power between 37kW and 560kW meet the standards outlined above? (Y/N): Yes
- d) Please confirm that all relevant machinery will be registered on the NRMM Register, including the site name under which it has been registered: All machinery will be hired and registered by the hire company in co-ordination with the main contractors.
- e) Please confirm that an inventory of all NRMM will be kept on site and that all machinery will be regularly serviced and service logs kept on site for inspection: Yes
- f) Please confirm that records will be kept on site which details proof of emission limits, including legible photographs of individual engine plates for all equipment, and that this documentation will be made available to local authority officers as required: Yes

43. Vehicle engine idling (leaving engines running whilst parked or not in traffic) produces avoidable air pollution and can damage the health of drivers and local communities. Camden Council and the City of London Corporation lead the London **Idling Action Project** to educate drivers about the health impacts of air pollution and the importance of switching off engines as a simple action to help protect the health of all Londoners.

Idling Action calls for businesses and fleet operators to take the **Engines Off pledge** to reduce emissions and improve air quality by asking fleet drivers, employees and subcontractors to avoid idling their engines wherever possible. Free driver training materials are available from the website: <https://idlingaction.london/business/>

Please provide details about how you will reduce avoidable air pollution from engine idling, including whether your organisation has committed to the Engines Off pledge and the number of staff or subcontractors who have been provided with free training materials.

- There will be no vehicles on site.
- All delivery vehicles or plant will be instructed not to be left idling unnecessarily.
- Documentation will be displayed on site, both the policy and a poster in the site office and a no idling sign at the site entrance.
- The engines off Toolbox talk will be included in the list of toolbox talks to place during site meetings.

Mental Health Training

44. Poor mental health is inextricably linked to physical health, which in turn impacts performance and quality, and ultimately affects productivity, creativity and morale. Workers in the construction industry are six times more likely to take their own life than be killed in a fall from height.

We strongly recommend signing up to the "[Building Mental Health](#)" charter, an industry-wide framework and charter to tackle the poor mental health in the construction industry, or joining [Mates In Mind](#), which providing the skills, clarity and confidence to construction industry employers on how to raise awareness, improve understanding and address the stigma that surrounds mental health.

The Council can support by providing free Mental Health First Aid training, publicity resources and signposting to local support services.

Please state whether you are or will be signed up to the Building Mental Health charter (or similar scheme), and that and appropriate number of trained Mental Health First Aiders will be available on site.

The development site will be registered with the Considerate Constructors Scheme, this includes covering best practices on site relating to mental health on site and are supporters of the Building Mental Health charter.

MHFA training will be undertaken by site and office personnel where appropriate, and resources will be available on site.

• SYMBOL IS FOR INTERNAL USE

Agreement

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed in writing by the Council. This may require the CMP to be revised by the Developer and reapproved by the Council. The project manager shall work with the Council to review this Construction Management Plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council in writing and complied with thereafter.

It should be noted that any agreed Construction Management Plan does not prejudice further agreements that may be required such as road closures or hoarding licences.

Signed:


Date: ...20.02.24.....

Print Name: ...Amir.Rei.....

Position: ...Director.....

Please submit to: planningobligations@camden.gov.uk

End of form.

V2.9

APPENDIX A - NOTICE LETTER



8th February 2024

Unit 3 London Business Park
715a North Circular Road
London NW2 7AH
Tel: 020 8452 9400
Email: info@amirilan.com
Web: www.amirilan.com

Dear Neighbour,

RE: Upcoming building works at 56 Platts Lane, London NW3 7NT

The purpose of this letter is to inform you of the upcoming commencement of works at 56 Platt's Lane, NW3 7NT. The works involve the excavation & construction of a basement below the existing footprint of the building in accordance with approved planning permission ref 2018/4795/P.

The standard working hours for the site will be as follows:

- 8 am to 6 pm on Monday to Friday
- 8 am to 1 pm on Saturdays.
- No work will be carried out on Sundays or public holidays.

The principal contractor will be:

Amirilan Contractors Ltd
Unit 3 London Business Park
715 North Circular Road
London, NW3 7AH
Tel: 0208 450 9400
Site Manager – Amir Rei
Email: amir@amirilan.com

A construction management plan has been prepared to help minimise construction impacts and relates to both on-site activities and the transport arrangements for vehicle servicing the site. To obtain a copy of the draft construction management plan, please email me.

We are hoping to start in early May 2024. Prior to starting on site, we will again inform local residents and representatives of the confirmed start date, key construction dates within the programme of works and pending works this will be maintained throughout the contract period and be posted on the site exterior notice board.

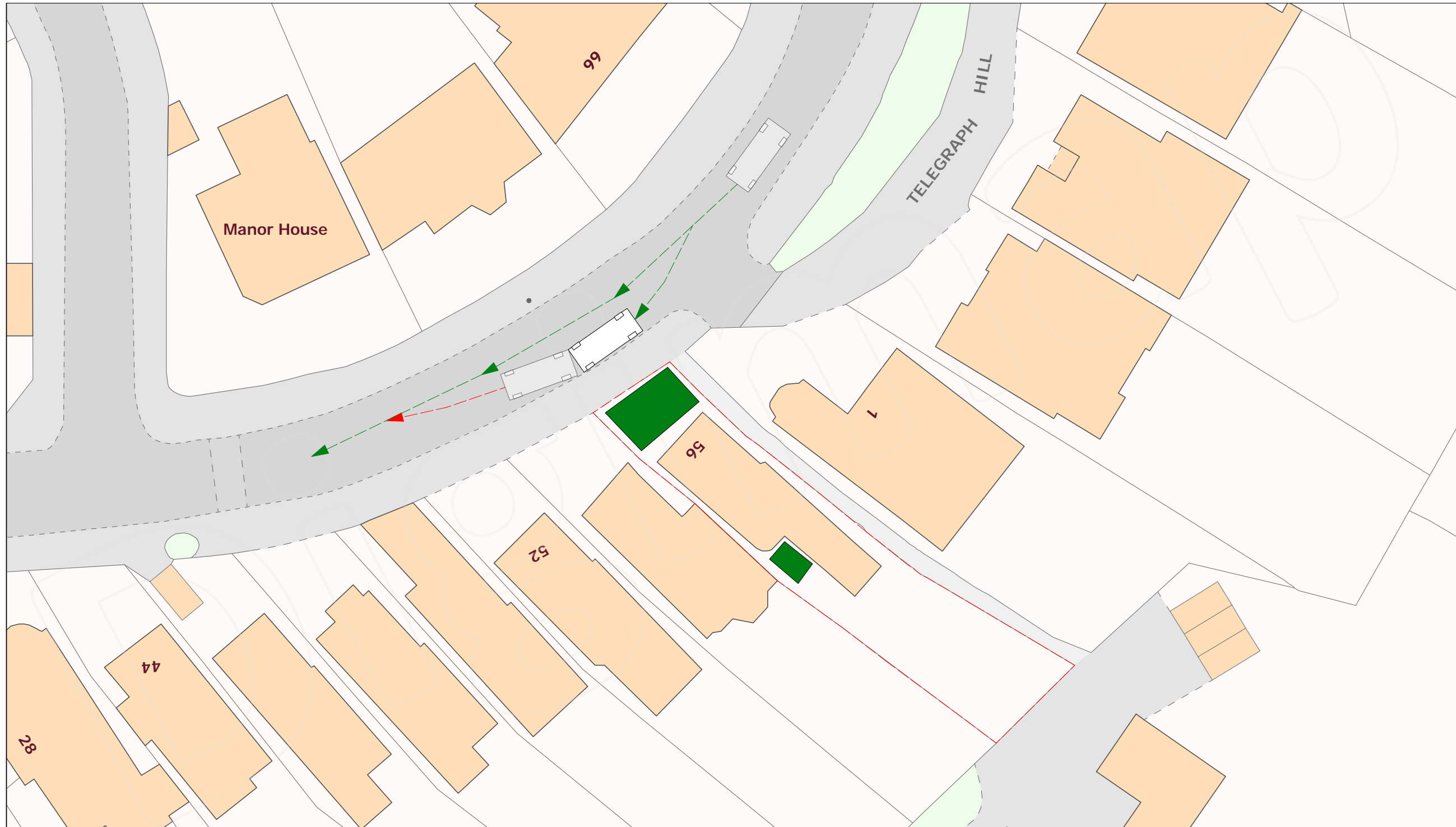
Please let me know if you have any questions or concerns.





Yours sincerely

A handwritten signature in black ink, appearing to read 'Ar' followed by a long horizontal stroke.

Amir Rei
Director
Amirilan Contractors Ltd
Email: Amir@amirilan.com

**APPENDIX B - SITE WORK
& LOADING DETAILS**



KEY:	
	Storage Area
	Site Boundary
	Route to access lane
	Route to exit lane

Title:	Site work & Loading details	
Project:	56 Platts Lane NW3 7NT	
Scale:		
Date:	09-04-21	Rev:

AMIRILAN DESIGN
 Unit 3 London Business Park London NW2 7AH
 Tel: 02084529400 E-mail: info@amirilan.com