

Revision: 1		Construction Management Plan: Environmental Impact Assessment & Control	Physon Property Ltd 2 Providence Yard, Ezra Street, London E2 7RJ T 0203 475 8630 E info@physon.co.uk			
Date of Last Review:	14.07.14					

Project / Location:	23 Rochester Road, London NW1 9JJ	Prepared by:	Philip McDowell Bsc (Hons) LLB	
		Position:	Director	

Issue / Activity	Aspects Consider resources, waste and emissions to air, water, and land	Impact(s) Consider normal and emergency conditions	Significant Y/N	Site Specific Control Measures Include Monitoring Arrangements	References Legislation	Action by Named Individual for Significant Aspects
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Air/Dust	Demolition of existing walls interiors by percussion tools	Nuisance to neighbours and public, Reduction in local air quality and loss of visual amenity	Yes	Monitor dust levels before and during dusty works? Use dust suppressions as necessary (spraying of water and cover sheeting)	Clean Air Act 1993	Site foreman All Operatives
Air/Dust	Use of debris chutes and/or conveyor belted systems to facilitate the removal of debris material from low level floor areas	Nuisance to neighbours and public, health risk to operatives and loss of visual amenity	Yes	Formation of internal debris chutes and conveyors, use of dust suppression systems throughout works. Operatives to use dust sheets and shield where necessary (outside building)	Clean Air Act 1993	Site Foreman All Operatives
Air/Dust	Loading of debris material into tipper vehicles and containers both by hand and machine	Nuisance to neighbours in area, Health risk to operatives and loss of visual amenity	Yes	Ensure site is left clean, Minimise drop heights and sheet tippers. Conveyor to be enclosed) Dust suppression systems to be used during dry conditions, full attendance by trained operative whilst loading.	Clean Air Act 1993	Site Foreman Banks man

Air/Dust	Storage, loading & un-loading & transportation of dust generating materials	Nuisance to neighbours & public, Reduction in local air quality, Dust left on pavement & roads	Yes	Reduce drop heights when loading. Store materials out of the wind and cover when necessary, Damp down in dry conditions, Ensure plant is not left idling. Ensure entrances are swept and kept clean,	Clean Air Act 1993	Site Foreman All Operatives
Air/Dust	Dust from excavation and demolition works,	Reduction in local air quality and contamination of surface soils and vegetation	Yes	Ensure areas of works are shielded, keep work areas clean, damp down during dust generating activities,	Clean Air Act 1993	Site foreman All site operatives
Air/Dust	Other dust generating activities on site including diamond drilling and concrete breakout, burning and welding works	Reduction of local air quality, contamination of surface soils and vegetation	Yes	Use water with diamond drilling operations and other dust generating activities, Use dust extractors on cutters and saws, Comply with conditions of permit when carrying out hot works. Ensure plant is well maintained and not left idling.	Clean Air Act 1993	Contracts Manager and Site Foreman
Traffic	Transportation vehicles, deliveries and collections.	Traffic leading to air pollution, nuisance to public, local businesses and neighbours from noise, congestion and vibrations	Yes	Implement traffic management plan and ensure all site deliveries are pre-planned with suppliers and Site Management. Ensure drivers turn off engines while waiting to unload and all subcontractors and suppliers to be made aware of the route in and out of site.	Clean Air Act 1993	Contracts manager Site Foreman Banks man
Traffic	Oversized deliveries, excavating and demolition plant access.	Congestion of traffic increasing vibrations & noise. Complaints from neighbours and rest of public	Yes	Ensure traffic management plan for deliveries is planned and carried out correctly Inform neighbours of work prior to start, minimise delivery duration by pre-notification 10 minutes.		Site Manager Site Foreman and Banks man

Traffic	Dust and dirt deposited by transportation vehicles and plant travelling to and from site.	Increase in dust and air pollution, nuisance to public, risk of dirt and dust being washed into drains	Yes	Implement Traffic Management Plan Ensure dusty materials being transported are sheeted Ensure wheels are cleaned leaving site and debris is sheeted, appropriate signage.	Clean Air Act 1993	Site Fore man and Banks man
Noise	Demolition and excavation inside the building	Disturbance to local residents, public and wildlife	Yes	Noise monitoring to be carried out prior to and during works. No noisy work out of hours In sensitive locations use screens to reduce the impacts	See MS,RA noise assessment contained on site (read and signed by all site operatives)	Contracts Manager and Site Foreman
Noise	Large site plant & equipment	Disturbance to neighbours, public and wildlife	Yes	Utilise non percussive techniques when possible, ensure plant is to be well maintained and do not leave plant idling. Any noise complaints are to be recorded and reported to visiting manager/ monitored so other options can be considered including use of electric drills. Signage on plant		Site Foreman and Machine operator
Noise	Loading and unloading of vehicles within site area & transportation to and from site	Disturbance to neighbours, public and wildlife	Yes	Produce traffic management plan for site & ensure all deliveries are scheduled through the Site Foreman. Ensure all delivery vehicles turn off engines while waiting Loading and unloading areas are established adjacent to suspended parking bays.		Site foreman and banks man

Noise	General works, concreting, grinding, use of compressed air tools for underpinning excavation.	Disturbance to neighbours, public and wildlife	Yes	Avoid noisy works in sensitive areas where possible and only within noisy working hours (if restrictions apply) Ensure equipment is well maintained and is not left idling. Ensure the relevant personnel are aware of noise and vibration levels (within site MA, RA, HAVS)	MS, RA site copy to be read in conjunction with site inductions with weekly site briefings and tool box talks to be carried out for relevant working practices.	Contracts Manager Site Foreman and All site operatives
Vibration	Movement of plant and equipment around site	Disturbance to neighbours, public and wildlife	Yes	Ensure plant is delivered to site appropriately and a competent person is responsible for plant movements on site		Site Fore man Piling rig operator and Banks man
Vibration	Groundwork's	Disturbance to neighbours, public and wildlife	Yes	Work method if issues with vibration arise? (monitoring) Use well maintained plant and where possible utilise non percussive techniques, light weight electric breakers and shortened suitable working usage periods.		Contracts Manager Site foreman and all site operatives.
Contaminat ion of land & water	Oil leakages from tanks and containers, major incident	Contamination of soil, groundwater and domestic drinking supplies, cross contamination of air and ground by gases and chemical released from contaminated water and impacting on wildlife	Yes	Liaise with Safety Manager on how to deal with environmental incidents. Signage & provide necessary spillage kits		Safety manager Contracts manager and Site Foreman

Contamination of land & water	Poor storage of chemicals & materials, COSHH & hazardous waste Note: within specific site petrol, diesel and cement	Contamination of groundwater & poisoning of wildlife.	Yes	Store all oils, COSHH & hazardous chemicals in bunds in a secure location to prevent any spillages. Do not store COSHH or other chemicals close to vegetation, drains or traffic routes. Ensure empties are disposed of following COSHH guide lines. Appropriate separate storage and means of disposal.		Contracts manager and Safety manager to carry out tool box talks and work specific briefing.
Contamination of land & water	Spillages during liquid transfer (refuelling etc) and storage of fuels and oils	Contamination of groundwater & soil. Damage to surrounding vegetation & wildlife	Yes	Fuels need to be stored in a bunded tank, use a Drip tray when refuelling. Designated person to deal with any spillages. (site fuel safe) Location of oils & fuels not near drains & signage identifying drain locations		Site Foreman and fuelling operative (works specific duty)
Contamination of land & water	Washing out of concrete skips, trucks & other equipment	Contamination of groundwater, soil & surrounding vegetation, Blockage of sewers	Yes	Operative to wash out the mixer, pump equipment into lined skip or boxing out. Once concrete hardens remove as hardcore. Sheeting to cover drains to stop blockage of sewers when necessary		Site foreman and all site operatives
Visual amenities	Site boundary hoardings	Complaints from neighbours, poor public image	Yes	Minimise the visual impact of the site by decorating the hoarding, maintain as necessary. Hoarding and enclosed conveyor and gantry to be well light throughout project duration.		Visiting manager and Site Foreman

Visual amenities	Litter & dust around site	Complaints from neighbours, poor public image	Yes	Prevent litter and dust around the outer perimeter of the site Ensure roads and footpaths are kept clean. If there are any issues with litter and dust, clear with road sweep.		Site Foreman and all site operatives to be continuously monitored.
Ecology	Noise	Disturbance to wildlife from site activities	yes	Be aware of sensitive times for nesting birds etc., liaise with Royal Parks		Pre-start meeting with client and client professional team
Ecology	Contamination of surrounding soil and vegetation by fuels, oils, dust and other harmful substances.	Permanent damage to trees, damage to eco-systems and damage to wildlife	Yes	Ensure that materials, fuels COSHH and waste are stored and transported responsibly to avoid pollution incidents		Pre-start meeting with client and client professional team
Water wastage	Many construction activities	Depletion of water resources and costs	Yes	Signage to be displayed around site, make use of trigger hoses & do not run hose pipes along traffic routes? Do not leave taps or hose's running unmanned whilst in use.		Site Manager/Foreman and all site operatives
CO2 emissions	Energy use – lights, office equipment, office heaters, drying room & kitchen equipment	CO2 emissions & electricity cost. Depletion of natural resource	Yes	Hoarding lighting and task lights to be switched off.- during daytime. In day time dark areas as and when operatives are at break. Windows to be kept shut when heating is on. At the end of the day ensure all kitchens, welfare & office equipment and properly switched off. Turn off all heaters at night, minimise drying room heating at night run as restrictive. Raise awareness of CO2 emissions with signage around site, discuss ways and means within tool box talks and briefings. Appropriate signage		Safety and Contracts managers Site Foreman

CO2 emissions	Plant & equipment	CO2 emissions & diesel costs. Depletion of natural resources	Yes	Monitor the amount of fuel & electricity used on site and create signage to inform people. Ensure all operatives are aware of who they can contact if there are any problems. Ensure that any vehicles are not left idling and all vehicles are well maintained.		Plant operators Site Foreman Note: plant emissions levels to be gained through plant suppliers and within servicing, plant certs.
CO2 emissions	Haulage to & from sites	CO2 emissions & diesel costs	Yes	Signage, switch off engines while waiting to unload, source locally where possible		Communicate d through site foreman to suppliers
CO2 emissions	Transport of staff to site	CO2 emissions & air pollution, traffic	Yes	Encourage use of public transport to all employees No parking on site.		All operatives to use public transport once day one site set up (occasional)
Site security	Entering of/wilful damage to unsecured sites by trespassers	Damage to property, stolen property	Yes	Ensure security is in place, maintain hoarding and ensure the site is locked up securely each night. Do not leave keys in plant and keep all fuel; hazardous materials supplies safely bundled and locked where possible.		Site Foreman and Contracts Manager
Socio-economic	Informing local community/neighbours of project development, aims and contacts	Complaints from local community/neighbours regarding environmental issues	Yes	Display considerate contractor's information. Inform local residents of project through client professional team. Site Foreman contact details displayed on gated hoarding.		Contracts manager and Site Foreman

