



Section 5 – Environmental Issues

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

Q27. Please provide details of the times of noisy operations, outlining how the construction works are to be carried out.

The hours of construction works are between 08:00 – 18:00 Mondays to Fridays and 08:00 – 13:00 on Saturdays. Fairview Estates (Housing) intends to carry out as much of the "Noisy Operations" during the hours that will least affect the local residents: i.e. 9:30 – 4:30 Weekdays, 9:30 – 12:00 Saturdays.

The Construction process will be carried out in 5 main phases:

- Demolition
- Enabling Works
- Sub Structure
- Super Structure
- Fit Out

Q28. Please confirm when the most recent noise survey was carried out (before any works were carried out) and provide a copy. If a noise survey has not taken place 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.

See Appendix 11– Construction Noise and Vibration Assessment

Q29. Please provide predictions for noise and vibration levels throughout the proposed works.

See Appendix 11– Construction Noise and Vibration Assessment

Q30. 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.

Noisy plant or equipment is to be situated as far as possible from noise sensitive buildings. Furthermore where practical the operation of noisy plant within sheds or an enclosure lined with sound absorbent material. Vehicles and mechanical plant shall be fitted with effective exhaust silencers and maintained in good and efficient working order. Also compressors shall be fitted with properly lined and sealed acoustic covers and pneumatic percussive tools shall be fitted with mufflers or silencers. Machines that are in intermittent use will be shut down or throttled down to a minimum.

All construction works will be carried out to follow standard good construction practice as outlined in BS 5228-1:2009+A1:2014 and BS 5228-2:2009+A1:2014. This will include the following measures:

- a) Electrical items of plant will be used instead of diesel plant where possible particularly in sensitive locations.
- b) Plant will be started up sequentially rather than all together.
- c) Loading/unloading activities will be located away from residential properties and shielded from those properties where practicable.
- d) Drop heights of materials will be minimised.

- e) Continuous noisy plant will be housed in acoustic enclosures, where practicable.
- f) Exhaust silencing and plant muffling equipment will be fitted and maintained in good working order.
- g) Each item of plant used will be selected so as to comply with the noise limits quoted in the relevant European Commission Directive 2000/14/EC/United Kingdom Statutory Instrument (SI) 2001/1701.
- h) Consideration will be given to the recommendations set out in Annex B of Part 1 of BS 5228 noise sources, remedies and their effectiveness.
- i) Equipment will be well-maintained and where possible will be used in the mode of operation that minimises noise.
- j) Plant and equipment will be shut down when not in use.
- k) Semi-static equipment will be sited and orientated as far as is reasonably practicable away from occupied buildings and, where feasible, will be fitted with suitable enclosures.
- l) Mobile construction plant will be located, as far as is reasonably practicable, away from adjacent occupied buildings or as close as possible to site hoardings to provide additional screening from sensitive noise receptors.
- m) Materials will be handled in a manner that minimises noise.
- n) Vehicles will not wait or queue on the public highway with engines idling;
- o) Noisy activities will be staggered in time and space where feasible.

Q31. Please provide evidence that staff have been trained on BS 5228:2009

All site managers are trained in accordance with the SMSTS and hold a valid certificate, within this course. The above segment is also covered –

See Appendix 13 – Site Managers SMSTS Certificate

Q32. Please provide details on how dust nuisance arising from dusty activities, on site, will be prevented.

Dust emissions will be controlled on site through the following key measures. The Dust Management Plan provides further details of the control measures and mitigation which will be implemented by Fairview Homes during the construction phase of the development.

Prevention of dust generation

- Cutting equipment to be used on site will be fitted with water tanks to prevent dust being generated whilst cutting is being undertaken.

Suppression of dust particles

- During demolition water will be used to dampen down the demolition rubble
- Material stockpiles will be dampened to reduce the risk of suspension of particles through wind movement.

Containment of dust emissions

- Skips located on site will be covered to contain the materials
- Stockpiles in addition to being dampened using water will also be covered with tarpaulin to contain dust emissions from the loose materials

Q33. 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.

There will be a wheel wash facility on site to alleviate dirt and mud from exiting the site and spreading onto the public highway thus causing a nuisance. Also any stockpiles of susceptible material to be damped down and covered with tarpaulin to prevent dust spreading to the surrounding area. Emergency road cleaning will be undertaken by hand with brooms if necessary.

Q34. Please provide details describing arrangements for monitoring of noise, vibration and dust levels.

Arrangements for monitoring will be as per 'Low Risk Sites' in the SPG-

Low Risk Sites

- Take into account the impact of air quality and dust on occupational exposure standards to minimise worker exposure and breaches of air quality objectives that may occur outside the site boundary, such as by visual assessment; and
- Keep an accurate log of complaints from the public, and the measures taken to address any complaints, where they were required;

Q35. Please confirm that a Risk Assessment has been undertaken in line with the GLA's Control of Dust and Emissions Supplementary Planning Guidance (SPG), and the risk level that has been identified, with evidence.

See Appendix 12 – MLM Air Quality Report

Q36. Please confirm that all relevant mitigation measures from the [SPG](#) will be delivered onsite.

General Mitigation Measures

- Develop and implement a stakeholder communications plan that includes community engagement before work commences on site
- Display the name and contact details of the person accountable for air quality and dust issues on the site boundary (i.e. the environment manager/engineer or site manager)
- Display the head or regional office contact information on the site boundary
- Record all dust and air quality complaints, identify cause, take appropriate measures to reduce emissions in a timely manner and record the measures taken
- Make the complaints log available to the local authority when asked
- Record any exceptional incidents that cause dust and/or air emissions, either on- or off- site and the action taken to resolve the situation in the log book
- Carry out regular site inspections to monitor compliance with the CMP, record inspection results and make inspection log available to LBC Council when asked
- Increase frequency of site inspection by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged periods of dry or windy conditions
- Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible
- Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles
- Fully enclose site or specific operations where there is a high potential for dust production and the activities are being undertaken for an extensive period
- Avoid site runoff of water or mud
- Keep site fencing, barriers and scaffolding clean using wet methods
- Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If being re-used on site, cover as detailed below
- Cover, seed or fence stockpiles to prevent wind whipping
- Ensure all on-road vehicles comply with the requirements of the London Low Emissions Zone and the London NRMM standards, where applicable
- Ensure all vehicles switch off engines when stationary - no idling vehicles
- Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable
- Produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials
- Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction e.g. suitable local exhaust ventilation systems
- Ensure an adequate water supply on site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate
- Use enclosed chutes and conveyors and covered skips
- Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate
- Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods
- Avoid bonfires and burning of waste materials
- Ensure effective water suppression is used during demolition operations. Hand held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring dust particles to the ground
- Avoid explosive blasting, using appropriate manual and mechanical alternatives
- Bag and remove any biological debris or damp down such material before demolition.

Measures Specific to Demolition

- Ensure effective water suppression is used during demolition operations. Hand held
- sprays are more effective than hoses attached to equipment as the water can be
- directed to where it is needed. In addition high volume water suppression systems,
- manually controlled, can produce fine water droplets that effectively bring the dust
- particles to the ground.
 - Avoid explosive blasting, using appropriate manual or mechanical alternatives
 - Bag and remove any biological debris or damp down such material before demolition

Measures Specific to Earthworks

- Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as
- soon as practicable
 - Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover
- with topsoil, as soon as practicable
 - Only remove the cover in small areas during work and not all at once

Measures Specific to Construction

- Ensure sand and other aggregates are stored in bunded areas and are not allowed
- to dry out, unless this is required for a particular process,

Q37. If the site is a High Risk Site, 4 real time dust monitors will be required, as detailed in the [SPG](#).

Please confirm that these monitors will be installed 3 months prior to the commencement of works, and that real time data and quarterly reports will be provided to the Council detailing any exceedances of the threshold and measures that were implemented to address these.

N/A

Q38. 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 copies of receipts (if work undertaken).

The Demolition Contractor shall provide suitable measures to protect drains, manholes, gullies, vent pipes and fittings still in use and ensure that they are kept free of debris at all times. Make good any damage arising from demolition work and leave clean and in working order.

No excavation or removal of existing underground obstructions shall be undertaken within 3m either side of the retained drainage/sewer systems. The Demolition Contractor shall mark the locations of the retained drainage/sewer systems on-site and shall provide physical measures on-site to identify the extent of the protection zone.

Any drainage/sewer systems not indicated on the drawings as being retained shall be abandoned, grubbed out and backfilled in accordance with the Company's specification for such works. All redundant connections to retained manholes are to be sealed prior to removal of adjacent redundant drainage/sewer systems to prevent to inflow of debris and groundwater and to prevent the harbouring of vermin.

Section 6 – Monitoring, Compliance, Reporting and Consultation about Traffic and Activities related to the Site

(Refer to [TfL best practice guidance](#) and [\(CMRBC\)](#) sections: [noise operations](#), [abatement techniques](#), [noise levels](#), [vibration levels](#), [dust levels](#), [rodent control](#), [community liaison](#), etc.)

- Q39.** Please provide details describing how traffic associated with the development will be managed in order to reduce/minimise traffic congestion. Deliveries should be given set times to arrive, dwell and depart. Delivery instructions should be sent to all suppliers and contractors. Trained site staff must assist when delivery vehicles are accessing the site, or parking on the public highway adjacent to the site. Banksman must ensure the safe passage of pedestrians, cyclists and motor vehicular traffic in the street when vehicles are being loaded or unloaded. Vehicles should not wait or circulate on the public highway. An appropriate location outside the borough may need to be identified, particularly if a large number of delivery vehicles are expected.

The single point of access for vehicles will be managed by a dedicated Traffic Marshall to ensure that construction traffic can enter and exit the site safely. Furthermore Just in time deliveries will be implemented to prevent any congestion on the public highway. A clause will be implemented into the delivery driver's contracts, stating that they will have to contact site 30 minutes before arrival to coordinate vehicle unloading, this will minimise any disruption to the surrounding area.

All delivery companies will be made aware of the construction route via the issue being discussed in meeting which will be held regularly to ensure that all of these issues are being monitored and implemented fully. There will be a pedestrian access directly from the footpath to the compound.

- Q40.** Please provide details of any other measures designed to reduce the impact of associated traffic (such as the use of [construction material consolidation centres](#)).

Due to the scale and location of this project it is not applicable.

- Q41.** Please provide details of consultation on a draft CMP with local residents, businesses, local groups (e.g. residents/tenants and business associations) and Ward Councillors. Details should include who was consulted, how the consultation was conducted and a summary of the comments received in response to the consultation. In response to the comments received, the CMP should then be amended where appropriate and where not appropriate a reason should be 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 it out.

A meeting with the local residents will be held in Camden to talk through concerns regarding the development, furthermore the Project Manager Mike Nevins will deal with any queries or issues regarding the site. His Contact information will be available on the considerate constructors board located on the hoarding of the site.

See Appendix 14 – Proposed Community Meetings

Q42. Please provide details of community liaison proposals including any Construction Working Group that will be set up, addressing the concerns of the community affected by the works. Please confirm how the contact details of the person responsible for community liaison 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.

The Project Manager Mike Nevins will respond to any issues from the local residents, his contact information will be available from the considerate constructors board located on the site hoarding.

In accordance with best practice and supplemental to enrolment on the Considerate Constructors Scheme, residents will be given prior notification of potentially significant noise- and/or vibration-generating works. Furthermore we propose to hold community liaison meetings within the community.

See Appendix 15 – Example of Community Meetings

Q43. Please provide details of any schemes such as the 'Considerate Constructors Scheme', the 'Freight Operators Recognition Scheme' or 'TfLs Standard for construction logistics and cyclist safety – [CLOCS scheme](#)' that the project will be signed up to. Note, the [CLOCS standard](#) should be adhered to and detailed in response to question 46. Such details should form part of the consultation and be notified to the Council. Contractors will also be required to follow the "[Guide for Contractors Working in Camden](#)" also referred to as "[Camden's Considerate Constructors Manual](#)".

This site will be registered to the Considerate Constructors Scheme, also any delivery company's used will be registered by FORS and this will be written into their contracts as part of a standard. As a result we will endeavour to abide by CLOCS and wherever possible checks will be made to ensure that all sub-contractors are signed up to this scheme to ensure that cyclists and other road users are as protected as possible.

Q44. Complaints often arise from the conduct of builders in an area. Please confirm steps being taken to minimise this e.g. provision of suitable smoking area, tackling bad language and unnecessary shouting.

The Site will be registered under the Considerate Constructor Scheme. Site personnel will be informed of this as part of their site induction along with the standard of conduct expected of them whilst on site. Any complaint received relating to undesirable conduct of site personnel will be thoroughly investigated. If proven, we have a "Performance Monitoring Notice" system within the company that will be initiated which could ultimately lead to the individual concerned being removed from site. Furthermore, it could have a detrimental effect on the subcontractor when tendering for future works within our company.

Q45. 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 development of **Hawley Infant School by Mace on Hawley Road** has been avoided as a potential delivery route to avoid congestion and potential stop of traffic due to width restrictions due to their loading bays and road closures along the route.

The HS2 Rail link development will be monitored and any necessary action will be taken should access routes be disrupted.



Q46. Please provide details to confirm that all contractors and sub-contractors operating large vehicles over 3.5 tonnes will meet all of the following conditions, as outlined in the [CLOCS Standard](#)

OPERATIONS:

- **Quality operation:** accreditation via an approved fleet management audit scheme e.g. [Fleet Operator Recognition Scheme \(FORS\)](#) or equivalent.
- **Collision reporting and analysis:** of any collision involving injury to persons, vehicles or property, ideally including use of the [CLOCS](#) Manager collision reporting tool.
- **Traffic routing:** any route specified by the client is adhered to unless otherwise specified.

i. VEHICLES:

- **Warning signage:** warning cyclists of the dangers of passing the vehicle on the inside
- **Side under-run protection:** fitted to all vehicles over 3.5 tonnes which are currently exempt
- **Blind spot minimisation:** front, side and rear blind-spots completely eliminated or minimised as far as is practical and possible
- **Vehicle manoeuvring warnings:** enhanced audible means to warn other road users of a vehicle's left hand turn or other manoeuvres

ii. DRIVERS:

- **Training and development:** approved progressive training and continued progressive training especially around vulnerable road users (including for drivers excluded from Certificate of Professional Competence requirements)
- **Driver licensing:** regular checks and monitoring of driver endorsements and that drivers hold the correct licence for the correct vehicle

STANDARD FOR CONSTRUCTION CLIENTS

- **Construction logistics/management plan:** is in place and fully complied with – as per this document.
- **Suitability of site for vehicles fitted with safety equipment:** that the site is suitably prepared for vehicles fitted with safety equipment to drive across.
- **Site access and egress:** should be carefully managed, signposted, understood and be clear of obstacles.
- **Vehicle loading and unloading:** vehicles should be loaded and unloaded on-site as far as is practicable.
- **Traffic routing:** should be carefully considered, risk assessed and communicated to all contractors and drivers.
- **Control of site traffic, particularly at peak hours:** other options should be considered to plan and control traffic, to reduce traffic at peak hours.
- **Supply chain compliance:** contractors and sub-contractors throughout the supply chain should comply with requirements 3.1.1 to 3.3.2.

Fairview Estates (Housing) will meet the conditions as outlined in (CLOCS) by ensuring that our Sub-contractors are (FORS) registered, also that all delivery routes are followed. Furthermore that the (WRRR) is followed as closely as possible.

See Appendix 10 Standard Purchasing Order.



Q47. Please provide details of any other relevant information with regard to traffic and transport (if appropriate).

N/A

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed with 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 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: 13/12/16

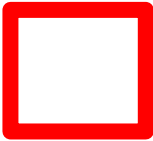
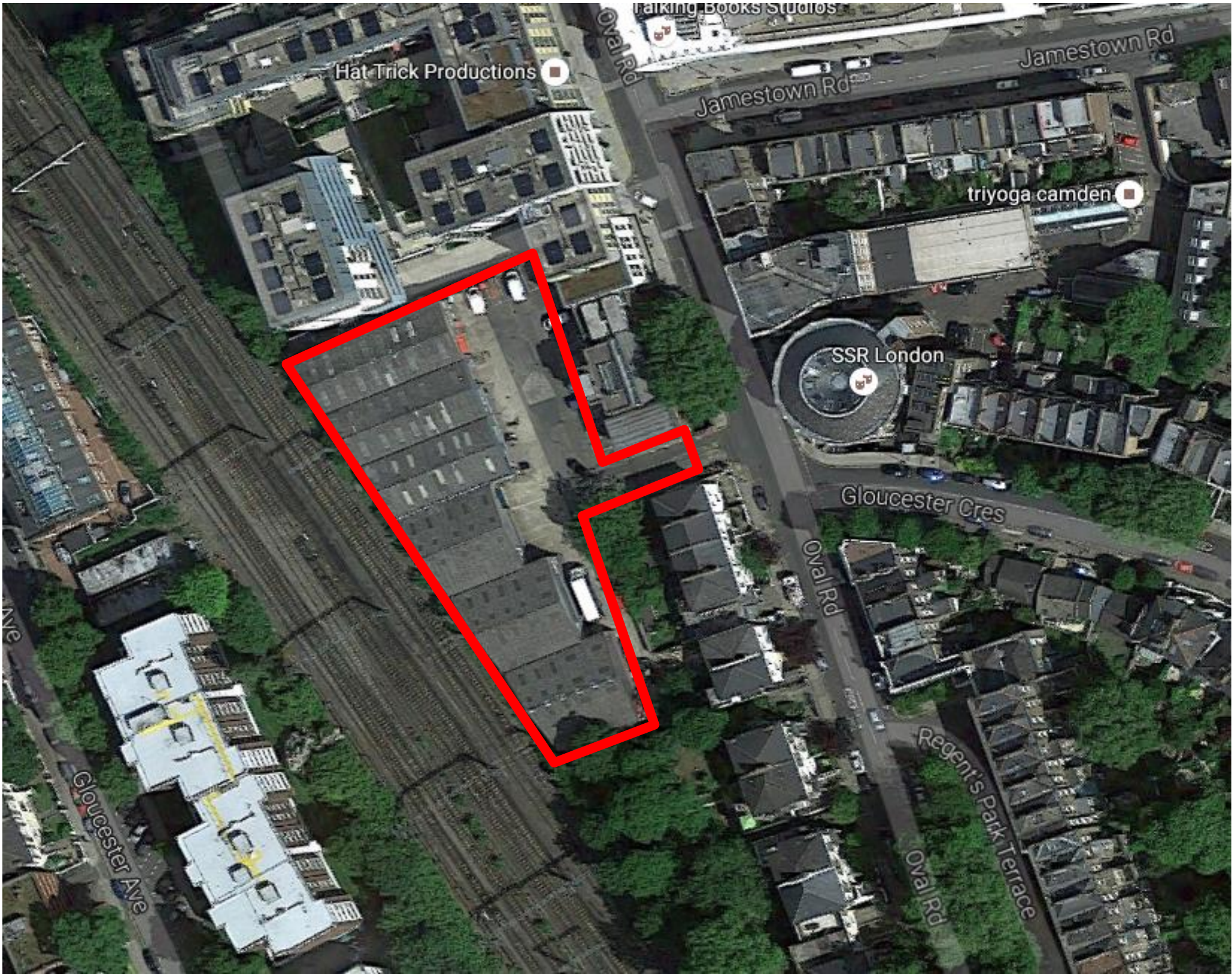
Print Name: J.M. Woods

Position: Building Director

Submit: planningobligations@camden.gov.uk

End of form





Site Location



Construction Department

Telephone No: 020-8366-1271 ext 217

Email: George.Abbott@Fairview.co.uk

FNH425
Centric Close, Camden

Appendix 1

Date: 28.11.16	Logic: J. Wood	Drawn: G. Abbott
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REF:
Development Location



Site Access
for vehicles



Vehicle
Parking bays
staggered
across both
edges of Oval
Road

No Cycle Lanes are
located close to the
immediate entrance
to site.



Construction Department

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FNH425
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Appendix 1

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Logic:
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