

# Construction Management Plan

pro forma v2.1

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# Revisions & additional material

Please list all iterations here:

Date	Version	Produced by

## 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 both on site activity and the transport arrangements for vehicles servicing the site.

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 kind 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 [Transport for London's](#) (TfL's Standard for [Construction Logistics and Cyclist Safety \(CLOCS\)](#) scheme) and [Camden's Minimum Requirements for Building Construction \(CMRBC\)](#).

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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 in relation to the construction of the development. 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 for 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](#)."

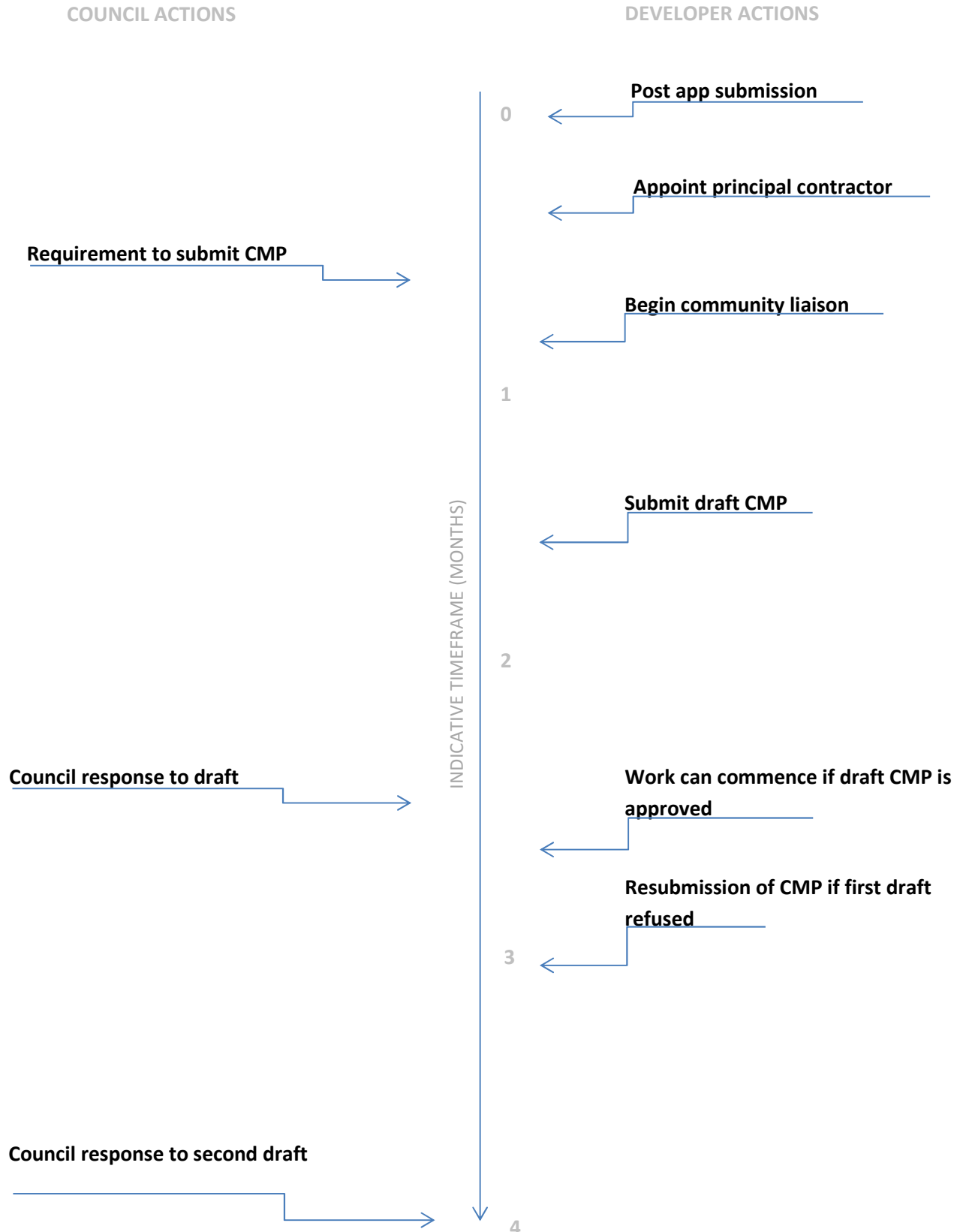
Please complete the questions below with additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary. **It is preferable if this document, and all additional documents, are completed electronically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

Please notify that council when you intend to start work on site. Please also notify the council when works are approximately **3 months from completion**.

(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.

# Timeframe



# Contact

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

Address: 59 Redington Road, London  
Planning ref:  
Type of CMP - Section 106 planning obligation/~~Major sites framework~~:

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

Name: Kenneth Cranston  
Address: c/o My Construction  
Unit 5 Sayer House, Oxgate Lane, London NW2 7JN  
Email: eng@kscranston.com  
Phone: 0208450 5747

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: Mr Mike McKenna  
Address: My Construction  
Unit 5 Sayer House, Oxgate Lane, London NW2 7JN  
Email: mike@myconstruction.co.uk  
Phone: 0208450 5747



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 [Community Investment Programme \(CIP\)](#), please provide contact details of the Camden officer responsible.

Name:	As Above
Address:	
Email:	
Phone:	

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:	MY Construction & carpentry Limited
Address:	103 High Street, Waltham Cross, Herts. EN8 7AN
Email:	info@myconstruction.co.uk
Phone:	0208450 5747

# 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.

The site forms part of an established residential road consisting of 2 and 3 storey houses, mostly detached.

It is situated to the north-east of the A41 Finchley Road, at a distance of some 700m.

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).

Construction of underground parking garage to the front of the existing property. The existing property is currently undergoing extensive alterations approved on a previous planning application.

The new underground structure is in close proximity to the footpath and public highway, however excavation depths do not extend below foundations of adjacent properties

8. 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.).

Nos 57 and 61 Redington Road

9. Please provide 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 and proposed site access locations.

Attached

10. Please provide the proposed start and end dates for each phase of construction as well as an overall programme timescale. (A Gantt chart with key tasks, durations and milestones would be ideal).

This CMP relates to a 1st Phase Contract - Shell and Core construction:

Estimated contract period 16 weeks

Estimated Start Date 1 February 2017

An anticipated Programme] is attached, and this indicates the principal phases of construction:

Site set-up 1 February - 8 June 2017 – 1 week

Temporary supports 7 February 2017 – 1 Week

Excavation 7 February – 28 February 2017 – 6 Weeks

Reinforced concrete work 7 February – 28 February 2017 – 6 Weeks

Drainage and tanking – 3 Weeks

Ground reinstatement and Landscaping – 4 Weeks

11. 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

Confirmed standard working hours:

In exceptional circumstances, however, it may be necessary to work outside these hours - eg for tasks that are delayed, and cannot be interrupted after they have started, e.g. concrete pours. These will be notified to Environmental Health without delay (on the same day or next working day).

Deliveries of special and wide loads out of hours when required by Transport for London will be notified to Environmental Health in advance.

12. 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.

Not envisaged

# 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 grant 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.

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## Cumulative impact

Sites located within high concentrations of construction activity that will attract large numbers of vehicle movements should consider establishing contact with other sites in the vicinity in order to manage traffic routing and volumes. Developers in the Tottenham Court Road area have done this to great effect.

**The Council can advise on this if necessary.**

### 13. 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**.

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

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 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 draft CMP with local residents, businesses, local groups (e.g. residents/tenants and business associations) and Ward Councillors.

We shall ensure good rapport with all neighbouring parties thus developing an effective system to manage activities in a proactive and consultative manner to avoid conflicts for the benefit of everyone involved.

MY Construction will distribute an introductory letter summarising the works to be undertaken and measures to be employed to mitigate the impacts. This letter is addressed to neighbouring properties based initially on the Planning consultation neighbours' list.

### 14. Construction Working Group

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, the way in which 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.

Within the site management team, a single point of contact will be made at a suitable level of seniority to liaise with the local neighbours. A Senior Project Manager will be the liaison contact point throughout the contract.

Prior to commencement the Senior Project Manager will have the ultimate responsibility on site and the necessary authority to direct operations. Prior to commencement the senior project manager will notify the local residents association and arrange a pre-construction meeting. Information will be distributed to the neighbours on a regular basis to advise them of our planned operations and any impact they may have upon them.

An updated letter will be produced and distributed accordingly, keeping the local community informed of the progress and any changes to the project. We will establish regular meetings for the community to discuss to ensure their opinions and requirements are aired and accounted for.

Members of the public will be able to communicate with us via a dedicated "24/7 hot line".

The number will be posted on our hoarding and distributed to the neighbours in all of our regular newsletters.

During the Construction period, a Complaints Register will be maintained, and resident notifications will be carried out in accordance with Camden's Minimum Requirements.

## 15. Schemes

Please provide details of any schemes such as the 'Considerate Constructors Scheme', 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 Contractors Manual](#)".

MY Construction have a number of sites currently registered with the considerate Constructors Scheme, and will operate this site in the same manner.

We confirm also that we will follow the Guide for Contractors Working in Camden.

## 16. 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.

MY Construction is aware of consented developments at 4 Greenaway Gardens, 44 Frognal Lane, 41 Frognal, 59 Redington Road NW3.

MY Construction will continue to monitor the progress of planning applications in the area and will attempt to ensure that deliveries are coordinated with any consented schemes if appropriate.



# 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 the council to ensure compliance. Please refer to the CLOCS Standard when completing this section. Guidance material which details CLOCS requirements can be accessed [here](#), details of the monitoring process are available [here](#).

Please contact [CLOCS@camden.gov.uk](mailto:CLOCS@camden.gov.uk) for further advice or guidance on any aspect of this section.

**Please refer to the CLOCS Overview and Monitoring Overview documents referenced above which give a breakdown of requirements.**

## CLOCS Considerations

17. Name of Principal contractor:

MY Construction and carpentry Ltd

18. Please submit the proposed method for checking operational, vehicle and driver compliance with the CLOCS Standard throughout the duration of the contract (please refer to our CLOCS Overview document in the appendix and CLOCS Standard point 3.4.7).

The Client will ensure by random vehicle checks that the Contractor is maintaining a checking process to ensure compliance with CLOCS Standard point 3.4.7.

The Contractor will maintain a record of checks on vehicle and operator compliance with the following items:

Fleet operator quality certification;

Fleet operator collision reporting;

Driver adherence to traffic routing requirements;

Warning signage on all vehicles over 3.5 tGVW;

Side under-run guards fitted on all vehicles over 3.5 tGVW;

Blind spot aids as required to all vehicles over 3.5 tGVW and over 7.5 tGVW;

Vehicle audible warning for left turn etc to all vehicles over 3.5 tGVW;

Training of drivers for safety of vulnerable road users.

19. 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. Please sign-up to join the [CLOCS Community](#) to receive up to date information on the standard by expressing an interest online.

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

Confirmed:

MY Construction and Carpentry Ltd

On behalf of Mr Udi Sheleg

Please contact [CLOCS@camden.gov.uk](mailto: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.

**20. 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, public buildings, museums etc. Where appropriate, on routes that use high risk junctions (i.e. those that attract high volumes of cycling traffic) installing Trixi mirrors to aid driver visibility should be considered.

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 indicate routes on a drawing or diagram showing the public highway network in the vicinity of the site including details of links to the [Transport for London Road Network](#) (TLRN).

Redington Road is a public road directly accessible from Heath Drive and the A41 [Finchley Road], west of the site, and approachable from the south via Froggnal, Froggnal Lane and the A41. The distance from the A41 to the site via Heath Drive is approximately 700m; therefore this will be the preferred route for vehicular traffic.

Traffic exiting the site will do so by continuing north into West Heath Road and thence west into Platt’s Lane, then Hermitage Lane to access the Finchley Road.

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

Contractors and delivery and waste hauliers will be sent a copy of the traffic route map with their order.

All vehicular movement both to and from site will be controlled by a full time security guard or traffic marshal. The traffic marshal will ensure all deliveries are removed from the public highway, and Redington Road, and directly onto site as shown on the Logistics Plan. This will minimise the construction impact on the neighbouring environment. All unloading shall be carried out at the front of the proposed dwelling, throughout the construction works.

**21. 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 are generally acceptable between 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 between 9.30am and 3pm on weekdays during term time. (Refer to the [Guide for Contractors Working in Camden](#)).

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. Consideration should be given to the location of any necessary holding areas for large sites with high volumes of traffic. Vehicles must not wait 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.

a. Please provide details of the typical sizes of all vehicles and the approximate frequency and times of day when they will need access to the site, for each phase of construction. You should estimate the average daily number of vehicles during each major phase of the work, including their dwell time at the site. High numbers of vehicles per day and/or long dwell times may require vehicle holding procedures.

Estimated/typical vehicle sizes/ frequency:

Where practicable between 9.30am to 4.30pm, 8.00am and 1.00pm on Saturdays:

3.5-7.5 tonne vans/ trucks: 1-2 no. per day throughout the contract;

8 yard skips: 1-2 no. per week throughout the contract;

16 tonne tipper lorries: 1-2 no. per day during excavation of basement

6m<sup>3</sup> Concrete truck mixer: 1-2 no. per day during construction of basement

b. Please provide details of other developments in the local area or on the route.

MY Construction is aware of consented developments at 38 Heath Drive 3 Greenaway Gardens, 272 Finchley Road, 41 Frognal.

MY Construction will continue to monitor the progress of planning applications in the area and will attempt to ensure that deliveries are coordinated with any consented schemes if appropriate.

c. Please outline the system that is to be used to ensure that the correct vehicle attends the correct part of site at the correct time.

Drivers will be advised by mobile phone of approximately 1-hour delivery slots as far as practicable.

d. Please identify the locations of any off-site holding areas (an appropriate location outside the borough may need to be identified, particularly if a large number of delivery vehicles are expected) and any measures that will be taken to ensure the prompt admission of vehicles to site in light of time required for any vehicle/driver compliance checks. Please refer to question 24 if any parking bay suspensions will be required for the holding area.

TBA if necessary

e. Please provide details of any other measures designed to reduce the impact of associated traffic (such as the use of construction material consolidation centres).

N/A

**22. Site access and egress:** *“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)*

Vehicles entering and leaving the site should be carefully managed, using gates that are clearly marked and free from obstacles. Traffic Marshalls must ensure the safe passage of

pedestrians, cyclists and other traffic when vehicles are entering and leaving site, particularly if reversing.

a. Please detail the proposed access and egress routes to and from the site

Gated access to 59 Redington Road – see Site Layout Plan attached

b. Please describe how the access and egress arrangements for construction vehicles will be managed.

By Traffic Marshall, see 4[b] above

c. Please provide swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary (if necessary).

Not required – no vehicle will be entering the site and no turning will be permitted on the public road

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.

N/A

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

If this is not possible, 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 details of the parking and loading arrangements for construction vehicles with regard to servicing and deliveries associated with the site (e.g. delivery of materials and plant, removal of excavated material). This is required as a scaled site plan, showing all points of access and where materials, skips and plant will be stored, and how vehicles will access and egress the site. If loading is to take place off site, please identify where this is due to take place and outline the measures you will take to ensure that loading/unloading is carried out safely. Please outline in question 24 if any parking bay suspensions will be required.

Loading and unloading will generally be carried out outside the site as there will be insufficient space within the site for vehicles to park. During delivery times a traffic marshal shall be on duty to direct traffic and ensure the safety of pedestrians and cyclists.

Off loading of bulky materials shall be carried out by lorry with a vehicle mounted Hiab crane to place materials within the site boundary.

Likewise excavated material shall be stockpiled on site and removed by a grab lorry. The appropriate licensing / permits shall be applied for to carry out this operations, and a detailed risk assessment shall be carried out to ensure the safety of operatives, the general public and other road users.



## Highway interventions

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

### 24. Parking bay suspensions and temporary traffic orders

Please note, parking bay suspensions should only be requested where absolutely necessary. Parking bay suspensions are permitted for a maximum of 6 months, requirement of exclusive access to a bay for longer than 6 months you will be required to obtain [Temporary Traffic Order \(TTO\)](#) for which there is a separate cost.

Please provide details of any proposed parking bay suspensions and TTO's which would be required to facilitate construction. **Building materials and equipment must not cause obstructions on the highway as per your Considerate Contractors obligations unless the requisite permissions are secured.**

Information regarding parking suspensions can be found [here](#).

A parking bay suspension will be applied for outside no. 59 Redington Road , adjacent to the site entrance.

### 25. Scaled drawings of highway works

Please note that use of the public highway for storage, site accommodation or welfare facilities is at the discretion of the Council and is generally not permitted. If you propose such use you must supply full justification, setting out why it is impossible to allocate space on-site. You must submit a detailed (to-scale) plan showing the impact on the public highway that includes the extent of any hoarding, pedestrian routes, parking bay suspensions and remaining road width for vehicle movements. We prefer not to close footways but if this is unavoidable, you should submit a scaled plan of the proposed diversion route showing key dimensions.

- a. Please provide accurate scaled drawings of any highway works necessary to enable construction to take place (e.g. construction of temporary vehicular accesses).

Hoarding has already been erected on the front boundary to no. 59 Redington Road for the current consented works – see attached Site Layout Plan.

To remove spoil from site it will be necessary to locate a skip on the road to allow spoil from excavations to be loaded manually.

The current hoarding will need to be extended out into the road to enclose the skip.

A skip and hoarding license shall be applied for.

b. Please provide details of all safety signage, barriers and accessibility measures such as ramps and lighting etc.

Skips parked on the road shall be coned off and lit in accordance with during the hours of darkness and be clearly visible to all traffic.

## 26. Diversions

Where applicable, please supply details of any diversion, disruption or other anticipated use of the public highway during the construction period (alternatively a plan may be submitted).

N/A

## 27. VRU and pedestrian diversions, scaffolding and hoarding

Pedestrians and/or cyclist safety must be maintained if diversions are put in place. Vulnerable footway users should also be considered. These include wheelchair users, the elderly, those with walking difficulties, young children, those with prams, the blind and partially sighted. Appropriate ramping must be used if cables, hoses, etc. are run across the footway.

Any work above ground floor level may require a covered walkway adjacent to the site. A licence must be obtained for scaffolding and gantries. The adjoining public highway must be kept clean and free from obstructions. Lighting and signage should be used on temporary structures/skips/hoardings etc.

A secure hoarding will generally be required at the site boundary with a lockable access.

a. Please provide details describing how pedestrian and cyclist safety will be maintained, including any proposed alternative routes (if necessary), and any Traffic Marshall arrangements.

The site will be secured by a hoarding with a lockable gate. Vehicles will arrive at a pre-arranged time. They will reverse on to the site and leave in a forward direction.

There will be a full-time banksman/ traffic marshal stationed at the site entrance at all delivery times. Their duty will be to direct and guide vehicles arriving or leaving the site, and to warn pedestrians and cyclists verbally and by hand signals when a vehicle is parking or reversing and loading or off-loading across the public footpath.

b. Please provide details of any temporary structures which would overhang the public highway (e.g. scaffolding, gantries, cranes etc.) and details of hoarding requirements or any other occupation of the public highway.

The site will be secured by 2.4m high painted plywood hoarding with lockable gates. The hoarding will be fixed on the site boundary at the back of the footpath, and will therefore not require a hoarding licence. It is not envisaged that any other type of structure will be required on or over the public highway.

It is not envisaged that any materials will be stored or carried routinely across the footpath.

In occasional circumstances craning may be required across the footpath, and should this be the case, this will be the subject of an application for partial road closure or other licence as required by the Highway Authority following standard procedures.

● SYMBOL IS FOR INTERNAL USE

# 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 operations](#) and the construction method used, and provide details of the times that each of these are due to be carried out.

Noisy operations include the use of Excavators, concrete breakers, compressors, generators and power tools.  
These will be restricted to the Standard working hours, 8.00-18.00 M-F, 8.00-13.00 Saturday except in emergency situations.

29. 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.

Noise survey shall be carried out at least 3 weeks prior to starting works

30. Please provide predictions for [noise](#) and vibration levels throughout the proposed works.

Noise levels will be monitored in accordance with Camden's Minimum Requirements

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.

Coordinated delivery times and efficient traffic management to prevent queues of traffic accessing the site.

Ensuring all plant has sound reduction measures (mufflers, baffles or silencers).

Utilising construction techniques that minimise the production of noise.

Utilisation, where possible of pre-fabricated components.

Utilisation of baffle system during the demolition process.

Strict adherence to the site working hours.

Devise and implement an action plan where noise levels exceed acceptable levels:

eg. Considering alternative demolition or construction methods.

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

Training programme in course of implementation.

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

We will establish air quality procedures to minimise dust generation and control plant and vehicle exhaust emissions.

We will undertake regular air quality sampling to ensure that we are not impacting on the existing air quality levels.

Ensure that all materials transported to and from site are in enclosed containers or fully sheeted.

Ensuring stock piles of topsoil etc. are kept below hoarding heights and kept damp in dry windy conditions. Once weeds and grass have grown again on the piles this will reduce the risk.

Loose materials will be stored in separated bays, and the division partitions will be lower than any adjacent boundary hoardings.

During dry periods the works will be dampened down to control the generation of dust.

Ensuring materials have a minimum of packaging.

Ensuring all polystyrene and similar lightweight materials are weighted down.

Making sure all dust generating materials are adequately packaged.

Ensuring all vehicles leaving the site have been through the wheel wash and that loads are covered where spoil or demolition material is being removed.

Provide regular road cleaning using road sweepers or brushes to control dust and mud.

Keeping the loading drop heights of spoil into lorries as low as possible.

Implementing an effective procedure to deal with complaints from third parties to ensure issues are dealt with efficiently and quickly, via an advised and dedicated telephone number.

All non-road mobile plant above 37 kW rated power, will comply with Euro IIIA emissions standard or better.

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.

Ensuring all vehicles leaving the site have been through the wheel wash and that loads are covered where spoil or demolition material is being removed.  
Provide regular road cleaning using road sweepers or brushes to control dust and mud.

35. Please provide details describing arrangements for monitoring of [noise](#), vibration and dust levels.

Carry out daily noise surveys at perimeter of site and record findings.  
Implement an action plan where noise levels exceed acceptable levels.  
**Noise levels will be monitored in accordance with Camden's Minimum Requirements, with reference to Predicted Levels in BS 5228.2009 Part 1.**

**Vibration levels will be monitored in accordance with Camden's Minimum Requirements, with reference to Predicted Levels in BS 5228.2009 Part 2.**

Selection of Construction methods will be influenced where practicable by vibration control considerations.

Dust pollution control will follow the three principles: 1-prevention; 2-suppression; 3-containment, in accordance with Camden's Minimum Requirements.[Copy attached in Appendix]

36. Please confirm that a [Risk Assessment](#) has been undertaken at planning application stage 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. Please attach the risk assessment as an appendix if not completed at the planning application stage.

To Be Completed and attached as appendix

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

38. If the site is a 'High Risk Site', 4 real time dust monitors will be required. If the site is a 'Medium Risk Site', 2 real time dust monitors will be required. The risk assessment must take account of proximity to sensitive receptors (e.g. schools, care homes etc), as detailed in the



[SPG](#). Please confirm the location, number and specification of the monitors in line with the SPG and confirm that these 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

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).

A site survey will be carried out by an approved Pest Control specialist before commencement of construction. A Method Statement for pest control will be prepared and implemented by the specialist, in accordance with Camden's Minimum Requirements.

Any redundant drains will be removed and any connections sealed with concrete.

Any existing drains required for connection will be sealed with proprietary rodent-proof caps pending re-connection.

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

TBA

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.

Smoking is not permitted in working areas. If possible a compliant smoking area may be provided in a remote area of the site which does not cause nuisance to workers or neighbours.

Bad language will not be permitted, and unnecessary shouting will be monitored by advice from site supervisory staff

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.

**From 1<sup>st</sup> 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 1<sup>st</sup> 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 (mm/yy - mm/yy ):01/02/2017 – 31/05/2017
- b) Is the development within the CAZ? (Y/N):N
- c) Will the NRMM with net power between 37kW and 560kW meet the standards outlined above? (Y/N): N/A
- d) Please provide evidence to demonstrate that all relevant machinery will be registered on the NRMM Register, including the site name under which it has been registered: N/A
- 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: N/A
- 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: N/A

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.

**Please notify that council when you intend to start work on site. Please also notify the council when works are approximately 3 months from completion.**

**Signed:** 

**Date:** 28<sup>th</sup> November 2016

**Print Name:** Kenneth S Cranston

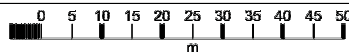
**Position:** Engineer

Please submit to: [planningobligations@camden.gov.uk](mailto:planningobligations@camden.gov.uk)

End of form.



Site Location Plan

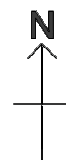


**59 REDINGTON ROAD  
HAMPSTEAD  
NW3 7RP**

OS MasterMap 1250/2500/10000 scale  
17 November 2016, ID: BW1-00577173  
[www.blackwellmapping.co.uk](http://www.blackwellmapping.co.uk)

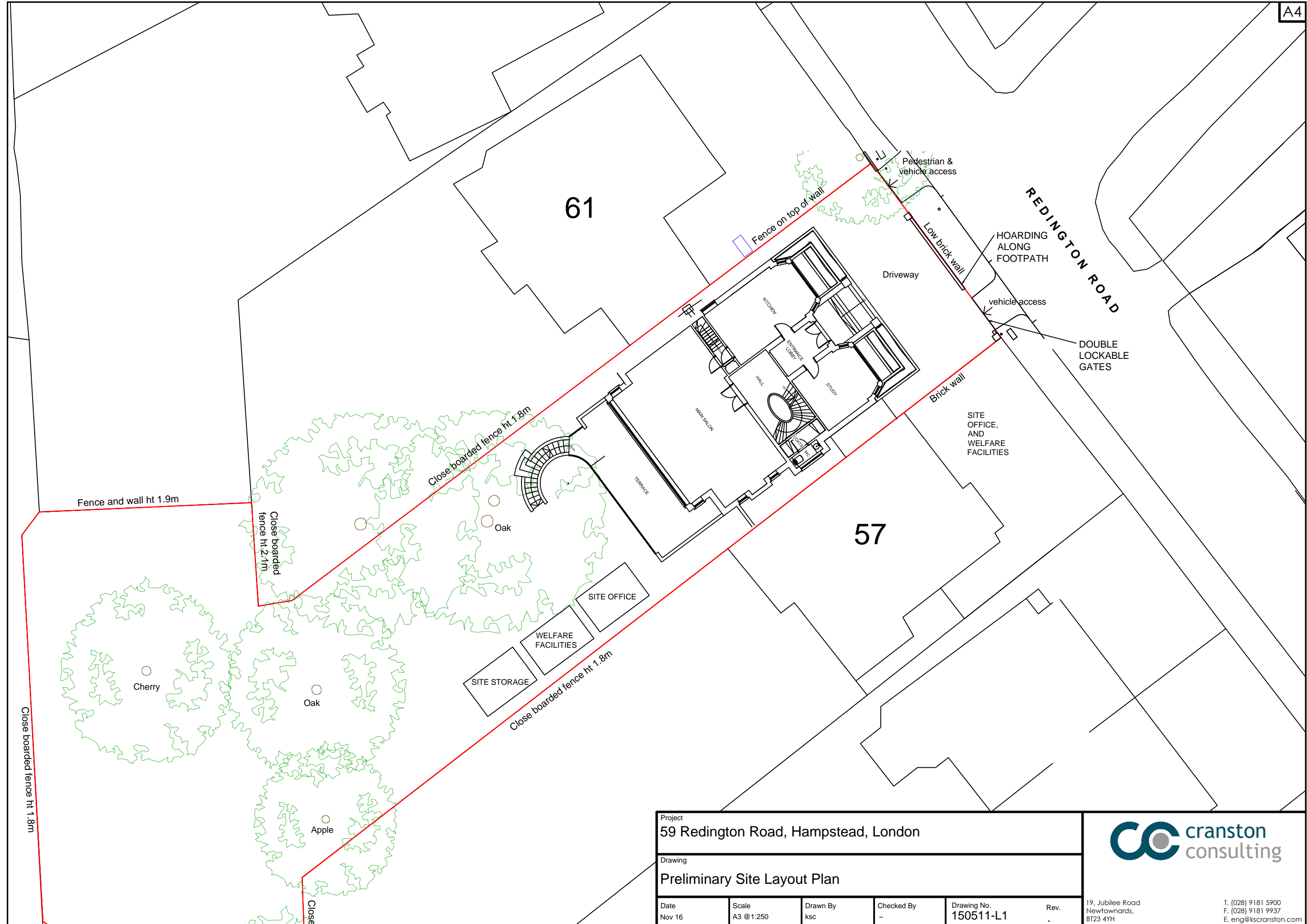
1:1250 scale print at A4, Centre: 525638 E, 185981 N

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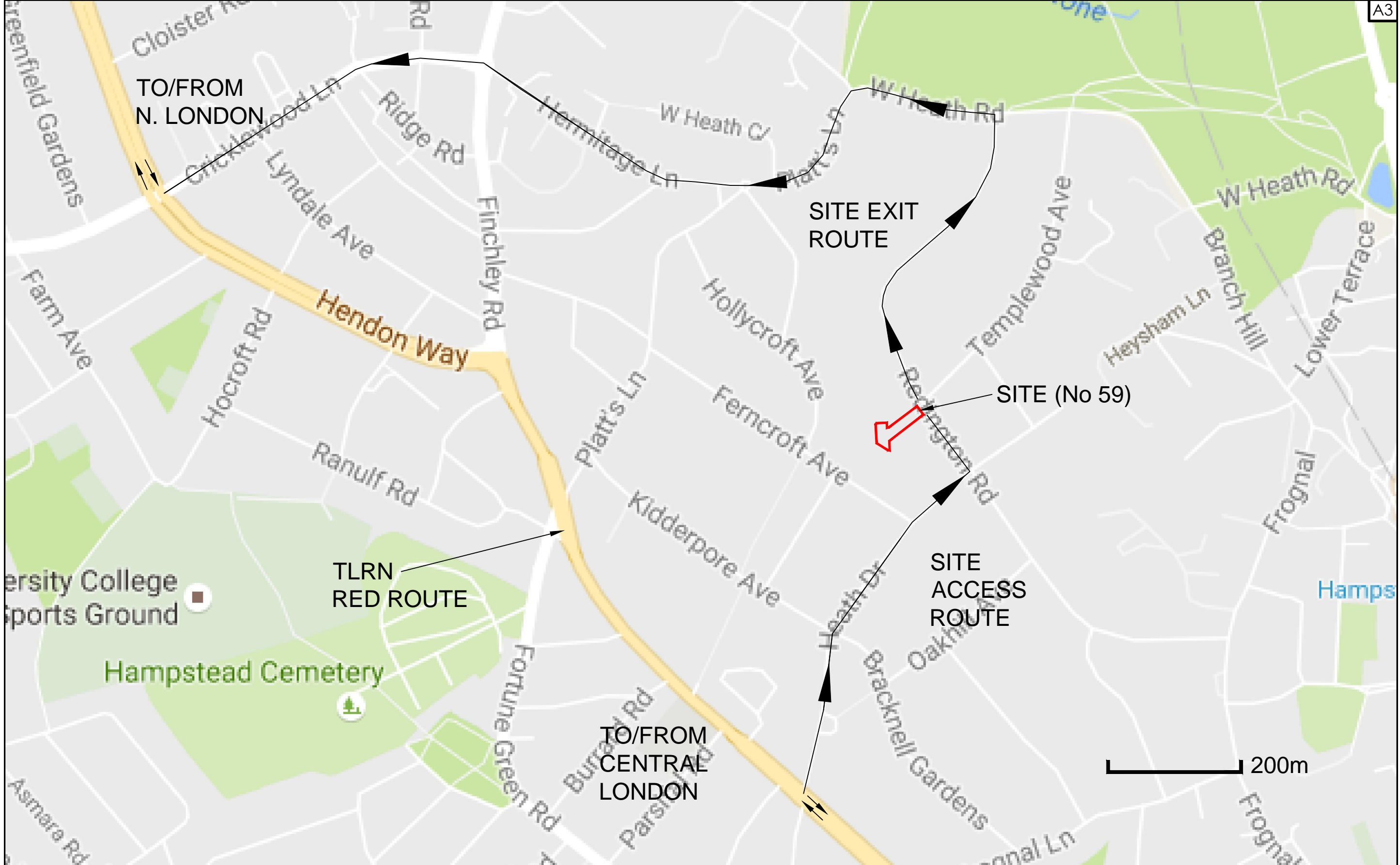



Project 59 Redington Road, Hampstead, London					
Drawing Preliminary Site Layout Plan					
Date Nov 16	Scale A3 @ 1:250	Drawn By ksc	Checked By -	Drawing No. 150511-L1	Rev. .



19, Jubilee Road  
Newtownards,  
BT23 4YH

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E. eng@kscranston.com



Project		59 Redington Road, Hampstead, London			
Drawing		Route Map Diagram			
Date	Scale	Drawn By	Checked By	Drawing No.	Rev.
Nov 16	NTS	ksc	-	150511-R1	.
				 19, Jubilee Road Newtownards, BT23 4YH T. (028) 9181 5900 F. (028) 9181 9937 E. eng@kscranston.com	