LBC LEGAL DUTIES and EXPECTATIONS REGARDING BUILDING CONSTRUCTION/DE-CONSTRUCTION SITES

Addendum to CMR - CMP WORKING FRAMEWORK 250795 (CMPWF 250795)
Camden's Minimum Requirements (CMR) number: 250795

Site: 35 Pilgrim's Lane, London, NW3 1SS
Planning number: 2018/1078/P
Date: 26th January 2019
Revision:

CMP framework which the Developer and the main Contractor agree to address in great detail and liaise with the relevant Officers of Camden's Council to minimise the impact of their activities to an acceptable levels before any building works commence.

Minimum itemised Environmental areas which the Developer and the Main Contractor agree to provide full details and liaise with the relevant Council Officers.

Itemised Environmental Areas dealt by the Pollution Team:

1. **TIME FOR NOISY OPERATIONS**
2. **NOISY AND VIBRATION CONTROL**
   - (i) Production of a noise report to include (ii to xvii below if applicable)
   - (ii) The existing baseline of the ambient noise levels.
   - (iii) ABC +5dB method according BS5228:2009+A1:2014
   - (iv) Prediction of the noise levels at worst affected noise receptor
   - (v) Full description of the noisy activities and/or operations
   - (vi) Noise sources from plant/machinery/activity
   - (vii) Noise type i.e. airborne, ground borne and structure borne (including causes)
   - (viii) Noise impact of nearest building demolition works on existing residents.
   - (ix) Impact of activities likely to be carried outside standard hours i.e. utilities connections, crane arrival and assemblage, etc.
   - (x) Impact of vehicles related to the site in terms of noise during the different working phases and according different times i.e. loading-unloading, etc.
   - (xi) Identification of structure borne noise respite areas during the proposed works (if required).
   - (xii) The prediction of noise (including structure borne noise) at the potential noise receptors.
   - (xiii) Identification of the worst affected property by the effect of noise/vibration (including structure borne) and 3D (see CMR) if applicable
   - (xiv) Full details describing mitigation measures to be incorporated during the deconstruction works to prevent noise and vibration disturbances from the activities

on the site to the main receptors (including those who will remain in partial occupation during the works).

(xv) Full details describing mitigation measures to be incorporated during the deconstruction works to prevent noise and vibration disturbances from the activities on the site to the main receptors (including those who will remain in partial occupation during the works).

(xvi) Actions to be taken in cases where these noise levels exceed the predicted noise and vibration levels.

(xvii) Noise and vibration monitoring approach taking into account noise type and the nearest immediate receptors

3. CONTROL OF VISIBLE DUST AND ITS MONITORING

- Prevention
- Suppression
- Containment

4. MEETING AIR QUALITY CRITERIA (NON VISIBLE DUST) AND ITS MONITORING

Air Quality Requirements

- Contractors are required to monitor and manage air quality in accordance with current best practice guidance (Mayor of London Control of Dust and Emissions During Construction and Demolition SPG), measuring for PM10 using real-time analysers which have MCERTS 'indicative' or an equivalent certification for accuracy/precision.

- If the site's air quality assessment finds dust risk level to be 'medium', two monitors are required. If the risk level is 'high', four monitors are required.

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- Monitoring should start at least three months prior to commencement of works on site, and must continue until practical completion, i.e. real-time dust monitoring is required for all phases of development, therefore the developer must ensure that dust monitoring is passed between demolition and construction contractors etc.

- Monitoring locations/positions and the justification for these must be checked with and approved by Camden's air quality team: AirQuality@camden.gov.uk.

- Real-time monitoring should be supplemented with visual and qualitative monitoring of construction dust.

Trigger values	Amber Alert 15 mins Average	Red Alert 15 mins Average
	150µg/m^3	250µg/m^3

- **AMBER ALERT.** 'amber' trigger level (at which point the cause of the dust should be immediately investigated and remedial action taken to mitigate it)

- **RED ALERT.** If this level is reached, works on site must be stopped until conditions improve.

YOUR ATTENTION IS DRAWN TO THE FOLLOWING:

(i) Taking into account the baseline monitoring conditions, repeated exceedances of the upper trigger level may lead ultimately to the Council moving to halt works on site.

(ii) Monthly AQ summary reports should be sent to Camden's air quality team at AirQuality@camden.gov.uk, and these should note (at the very least) the current positions of the monitors (including photographs), the number of trigger level exceedances, data coverage, and narrative on site works and remedial dust mitigation measures applied.

(iii) The AQ reports should also be made publicly available, either by hosting online or by posting the data summaries on the site hoarding.

(iv) Automated trigger level exceedance alert emails should also go to the above email address as well as to the developer/contractor on-site representative/s for managing air quality. Failure to provide data or to manage air quality may lead to an injunction.

5. **RODENT CONTROL**

- Before any works ascertain the presence of rats and mice and how they will be destroyed if found on site.
- Monitoring programme

6. **COMMUNITY LIAISON & MONITORING**

7. **CONTINUOUS REVIEWING OF THE CMP**

8. **ADDRESSING UNKNOWNS**

GENERAL AGREED UNDERSTANDINGS.

(a) London Borough of Camden under the Control of Pollution Act 1974, Environmental Protection Act 1990 and Prevention of Damage by Pest Act 1949, has the legal duty to protect from the effects of noise (including vibration), statutory nuisances and pest prevention from rodents to those who are living in the proximity of the proposed works.

(b) The Council expect to receive no valid complaints during the entire duration of the proposed works to be undertaken at, **35 Pilgrim's Lane, London, NW3 1SS.**

(c) The CMP shall be a living document to be reviewed/modified as soon as problems arise or when it is required.

(d) Noise and vibration monitoring shall be carried out. (See CMR 250795) Camden's Minimum Requirements attached)

(e) A continuous philosophy to be incorporated, maintained, improved and enforced in:
(a) Noise/vibration reducing levels throughout the site and the life of the project.
(b) Prevention of dust formation in the first place, throughout the site and the life of the project

(f) Full adherence and compliance and implementation with the 250795 CMR for the site.

(g) Where practicable, to prevent vibration during excavations works, most modern excavating equipment and the most modern excavation techniques shall be used.

(h) No demolition works shall be commenced without an adequate water supply to cover the whole working areas.

(i) At all times the site shall be kept free, so far as is reasonable practicable, from rats and mice. (Prevention of Damage by Pests Act 1949, part 'H' of the Building Regulations (Drainage & Waste Disposal)).

(j) Continuous liaison with the local community, before works commence, during the works and in particular in case of exceedances and/or change of techniques or methodology and or complaints/concerns.

(k) Full adherence and compliance and implementation with the 250795 CMR, CMPWF 250795, CMR-CMP-WF 250795 for the site and BS5228:2009+A1:2014.

Applicant: NB By signing this form you are confirming you are a person whose signature is recognised by your company.

Signed: P. Hudson

Date: 5/2/2019

Print Name: PHIL HUDSON

Position: Head of Construction

Note: This agreement shall be binding on, and ensure to the benefit of, the parties to this agreement and their respective personal representatives, successors and permitted assigns, and references to any party shall include that party's personal representatives, successors and permitted assigns.