

Planning condition discharge

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders GRANTS permission for the following:

Description of development:

Change of use from a salon, to a convenience store, bakery and food production store with a warehouse and part single storey, part double storey side and rear extensions

Application Ref: 22926/APP/2022/3221

Location of development: 100 Lansbury Drive, Hayes, Hillingdon, UB4 8SE

Date of application: 21st October 2022

Condition no 4 to be discharged

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (I) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

This Demolition and Construction Management Plan (DCMP) has been prepared to explain the practical aspects of the demolition of a part of the existing garage buildings and erection of side and rear extension with change of use. This DCMP focuses on the measures that will be put in place to ensure that the scheme is delivered in an organised, safe, and professional manner and with the minimum disruption to its immediate neighbours.

(i) The phasing of development works

The main elements of the Construction Process are largely determined by the detailed design of the scheme. The design may lend itself to a greater or lesser degree of offsite fabrication which may reduce on site time or more traditional techniques may be required. Full consideration will be given to off-site fabrication where reasonably appropriate to minimise deliveries, on site storage and overall construction programme. An outline of the possible main elements is as follows:

- Site mobilisation including the installation of site accommodation and securing the site
- Demolition of the garages.
- Vegetation clearance and formation of site levels.
- Substructure construction including foundations and below ground drainage as required
- Ground floor slabs
- Superstructure construction from ground slab to roof
- Concrete or lightweight steel frame
- Roofing and Roof drainage
- Envelope including brickwork
- Windows
- Formation of the internal walls
- Doors and ironmongery
- Electrical and Mechanical installations
- Plumbing fixtures and fittings
- Finishes
- External hard landscaping
- Car park final surface finishes.

(ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours)

Outline programme statement

We have included our Outline Programme which is based on the following approximate dates:

Complete Discharge of Planning Conditions: 25th August 2023

Construction Works Commence on Site: 28th of August 2023

Contract Completion: Late February 2024

The outline programme is based upon the Architectural Planning drawings provided at this stage.

Site Working arrangements

- Works will be undertaken in accordance with Hillingdon Council's permitted hours of building works & Notification to neighbours as follows:
 - A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00- and 18.00-hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
 - B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
 - C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.'
 - D. No bonfires that create dark smoke or nuisance to residents
 - All occupiers surrounding the site should be notified in writing at least 21 days prior to the commencement of any site works, of the nature and duration of works to be undertaken and subsequently be regularly updated. The contact details of persons responsible for the site works should be signposted at the site entrance or hoarding in case of emergency and for enquiries or complaints. Any complaints should be properly addressed as quickly as possible.

(iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.

The minimisation and management will form a key component of the demolition and construction methodology, and the management of the works on site. The main contractor has the responsibility to ensure that all waste from site is dealt with in accordance with the Waste Duty of Care in section 34 of the Environmental Protection (Duty of Care) Regulations 1991. The following waste hierarchy will be adopted on the project to define the approach to waste management:

- Eliminate – avoid producing waste
- Reduce – minimise the amount of waste produced
- Re-use – either on site or another project
- Recycle - recycle as much as material as possible
- Disposal – dispose of residual waste in a responsible manner

During the pre-construction phase, waste elimination and reduction measures are to be reviewed and incorporated within the design and methodology. All persons working on the project will be required to undertake the main contractors, Health, Safety, Quality and Environmental Site-Specific Induction. Within this will be the requirements identified within the Site Waste Management Plan and segregation on site. Due to the constraints of the project size, it is not anticipated that whole scale segregation can be undertaken throughout the construction works. It is anticipated that inert excavated material and gypsum-based products will be segregated on site using designated skips., All other materials will be removed from site and sorted off-site at a suitable materials recovery facility complying with ISO 9001, ISO 14001, OHSAS 18001 Certifications, Environmental Permits and Waste Carriers Licences. Throughout the construction process reports are to be produced at regular intervals to record waste removed from site and demonstrate compliance with legal and regulatory requirements.

(iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).

DETAILS OF THE PRECAUTIONS TO GUARD AGAINST THE DEPOSIT OF MUD AND SUBSTANCES ON THE PUBLIC HIGHWAY

The surface of the entrance of the site will be prepared of a concrete hard standing and will be prevented from entering areas of the site where they could attract mud and deleterious materials. There will be a vehicle booking systems and wheel washing facilities on site. Through a power jet wash system, with a brush too clean any muck off the road, and pavement.

As additional precaution, a visual inspection will also be carried out and a hand-held pressure washer to deal with and unforeseen eventualities.

DUST CONTROL METHODS

A water supply will be maintained across the site to ensure that dusty surfaces and activities can be damped down as appropriate.

Any scaffolding used on the site will be covered with polythene sheets to form a barrier between the site and the surrounding properties. This will reduce the transport of dust off-site.

There will be no burning of any material anywhere on-site. Surplus materials and rubbish will not be allowed to accumulate on the site or spill over into the surroundings.

Ground & surface water will be managed by the insertion of all drainage at the beginning of construction. All drain runs will be made active to minimise surface water. As much cutting of materials as possible will be carried out off site.

The contractor will ensure that the area around the site including the public highway is regularly and adequately swept to prevent any accumulation of dust and dirt. - There will be no daytime or overnight parking of lorries within the vicinity of the construction site. All deliveries shall enter site directly on arrival and not wait on any road in the vicinity of the site.

All vehicles shall have their engines switched off while not in use to avoid idling and any vehicles carrying waste and dusty materials will be adequately sheeted or covered.

- (v) **Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).**
- (vi) **Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.**
- (vii) **The storage of demolition/construction materials on site.**

Traffic management

The traffic management plan aims to minimise congestion and impact on the surrounding areas as a result of the construction works, whilst maintaining safe access routes for pedestrians and other stakeholders.

All deliveries will be timed and booked to a pre-arranged schedule these deliveries will take place between the off-peak hours of 9.30am and 3.00pm. This will avoid the peak traffic times due to the proximity of the Uxbridge Road. The site is well served by public transport and therefore all personnel working or travelling to site will use public transport at all times. Minimal parking facilities will be available within the site.

Vehicle Movements

We estimate that there will be a peak number of 3 deliveries per day during the demolition stage of the contract. This will reduce to 2 per day during the superstructure and reduce further to 1 per day during the internal finishings period and thereafter. All deliveries will be scheduled in the site diary to arrive on a “just in time basis.” This will reduce the number of materials stored on site and avoid multiple deliveries arriving at the same time and there will be no vehicles held in the surrounding streets to cause congestion. Unexpected and unscheduled deliveries will be turned away, to return in a timely manner.

Access arrangements are made within the site from the main Lansbury drive, where there is a forecourt with a dropped curb access, as well as a rear access private yard entrance. All pedestrians will access the site from the main forecourt, which will be hoarded off for site and personal safety. Controlled by a site office located close to the site entrance gate as seen on the plan below.

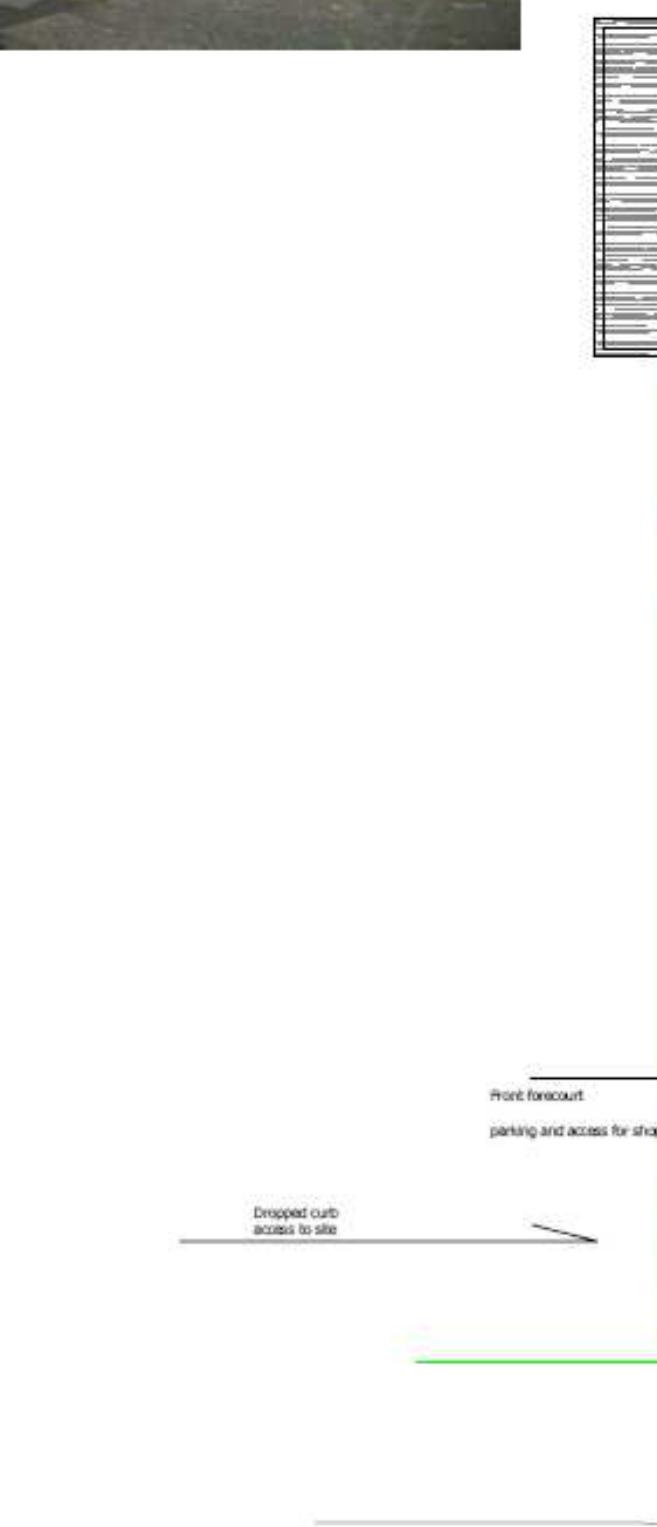
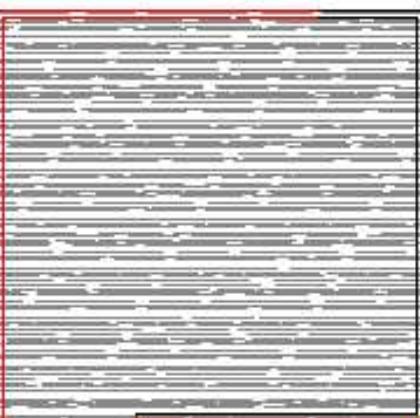
Prior to contractor's mobilization to site, it is expected that the site is to be secured by putting up 2.1-metre-high hoarding finished with the developer choice of colour. The hoarding will allow for a 2.5 metre gates for access for deliveries and to access the works. The boundary of the hoardings will be 1.8m away from the area of the works to ensure the safety of the neighbouring property owners and ensure continuity of access to individual properties. Once the site is secured the demolition of the existing buildings is carried out. We anticipate that this could be completed within a week, including truck access to the site for the removal of construction and demolition waste. The Main Contractor will ensure that all appropriate measures are taken by the subcontractors responsible for this key element of the work.

Gate
and hoarding in
blue dash colour



Rear service road

Dropped curb
access to site
from rear



Noise, Dust and Vibration

The control of noise, vibration, and dust both within and external to the site boundary form an important part of the construction, design, and methodology, with the contractor required to comply with the following legislation.

- Health and Safety at Work Act 1974
- Control of Noise at Work Regulations 2005
- Control of Pollution Act 1974 and Environmental Protection Act 1990
- Environment Act 1995 and the UK Air Quality Strategy 2000
- Environment Protection Act 1990
- Clean Air Act 1993
- Coshh Regulations 1994

Noise monitoring and control

Monitoring of plant outputs will be undertaken within the site, monitoring to confirm planning conditions imposed to protect local residents will be carried out at agreed and consistent locations and on the site boundary and at noise sensitive points. The selection of plant will form a key part in the noise from the construction works. All plant is to be specified within the detailed construction methodology, with the location and intended activity to be fully considered. All equipment is to be switched off when not in use and plant and machinery on site is to be started sequentially rather than all at once.

Dust Control

The main contractor will be responsible for demonstrating that both nuisance dust and fine particle emissions emanating from the works are controlled and within acceptable limits.

The external scaffolding will be wrapped in Monoflex plastic sheeting to contain airborne dust and the working lifts of the scaffolding will be kept clean and tidy, where appropriate working areas will be damped down with water to lay the dust. Cutting techniques which produce dust will be operated with extractor/containment systems and reduced dust to the absolute minimum possible.

Dust emissions can have an adverse effect on both people and environmental resources, including:

- Adverse health effects, both short and long term.
- Nuisance through surface soiling of buildings, vehicles, washing etc.
- Creation of surface film on water bodies.
- Damage to electrical and mechanical equipment.

Vibration

The control of plant and equipment which generate vibration will be restricted to periods of the day to be agreed in the contractor's final method statement, vibration levels will be identified and

mitigated where possible, demolition techniques will employ crushing attachments where applicable rather than pneumatic breakers.

- Working hours need to be planned and accounted for considering the effects of vibration upon persons within the surrounding buildings and working on site.
- Low vibration working methods should be used where reasonably practical, these need to be adopted considering plant selection, economy, and speed of working activities.
- Control at source vibration should be controlled at source with suitable means identified to prevent spread.

Neighbourhood Relations - Liaison, Consultation and Communication

The basis of maintaining good relations with is to have good channels of communications. The local community surrounding the site comprises many different stakeholders, each with bespoke requirements which must be maintained. This includes retail, commercial, and residential premises. Consultation will take place with these stakeholders to understand their needs, inform them of the demolition and construction plans, and alleviate any concerns they may have regarding the construction works.

- Identify contact details for the Site Manager and a 24-hour mobile number.
- Provide notice for any special works or deliveries in the upcoming month.

The Site Manager will work throughout the construction process, and act as the direct point of contact for the local community and stakeholders. Through providing a consistent and single point of contact, any concerns or issues can be channelled to the correct party and resolved and mitigated as quickly as possible. The responsibilities of the Site Manager will include:

- Monitoring subcontractors and personnel compliance of the site rules for conduct on site.
- Acting as single point of contact for all residents and stakeholders.
- To respond quickly to issues raised to alleviate any concerns.

The storage of construction materials and the demolition materials on site will be designated to one area, to keep the site clean and dust free as per the document, the space will be marked off for this use on site and shown on the above plan attached.

The above document details the works required to adhere to the planning condition, we hope the above is clear and concise, and conform with the requirements of the condition.

Document complied by

ASB ARCHITECTURE LTD