



DESIGN | PROJECT MANAGEMENT | BUILD

Tel: 0203-581-5747

# Construction Management Plan (CMP)

Version 1

Condition 3

Site Address: 545 Uxbridge Road, Uxbridge, UB4 8HP

Proposal: Erection of new dwellinghouse, following demolition of existing dwelling with associated works.

Application Ref: 28174/APP/2023/3327

## I- Site & Project.

### Project Location

545 Uxbridge Road, Uxbridge, UB4 8HP

### Project Scope

Proposal: Erection of new dwellinghouse, following demolition of existing dwelling with associated works.  
Application Ref: 28174/APP/2023/3327

### Key Dates

Date of site possession: 28/05/25

Project Completion: 28/05/26

Anticipated number of operatives on site simultaneously: 7

### Project Directory

Client: Private Individual

Contractor: Origin Custom Homes Construction Ltd

Lead Consultant: Origin Custom Homes Ltd.

Engineers: Evolve Structures Ltd.

## 2 – Community Liaison

### Accommodating Neighbors

Construction operations will be carried out in a manner to minimise the impact on nearby properties and due consideration will be given to those occupying nearby or adjacent properties.

### Liaison with council.

The site manager will be the nominated person responsible for liaising with council and the public on day-to-day basis on all aspects regarding the implementation and construction of the development and compliance with provisions of this CMP.

### Advance notice of disruptive operations

Wherever possible, the contractor will provide advance notice of events or operations which may affect residents, neighbors, and the public, such as the opening of the road surface to lay new services (in addition to the utility providers notices). This will be communicated by the contractor through a combination of signage, letters or letterbox leaflets as needs and timescales dictate.

## Commitment to liaise with other contractors

Commitment to liaise with other contractors in the vicinity of the site to maximize the potential for consolidation and to minimise traffic impact.

## 3 – Transport, Site Access & Egress.

The site manager will ensure that all traffic management proposals minimise risks to health and safety, and method statements will be produced and carefully always adhered to by contractors to ensure no unnecessary risks are taken.

A site organization plan detailing proposed arrangements is included in Appendix A of this document.

### Traffic Routes.

Located along a main road with limited turning circles a one-way system will be employed for artic and HGV delivery goods. Where feasible loads will be sent on 7.5 tonne vehicles and rigid vehicles. Delivery will be via HIAB crane.

HGV delivery routes will be timed to not be within school hours.

### Signage

Health and safety signage along with emergency contact information will be provided outside on security hoarding.

### Parking

When possible, the front garden would be used for site parking. In addition, in certain circumstances contractor parking will be on street, it is noted that the site is not located within a CPZ. Nonetheless care will be given to not restrict access for any drop kerb properties.

### Segregation of Vehicles & Pedestrians.

There will be two entryways for the site to facilitate pedestrian traffic and vehicular traffic on and off site. When deliveries are unloading goods cones will be used on both extents of site to highlight an active unloading and construction operatives will flag to halt pedestrians of any possible risks.

### Highway Cleanliness & Wheel Washing.

Construction workers will maintain the site daily with brooming and wash down when required for any debris that has tracked away from site. Any deliveries trucks that cross over site boundary will be washed prior to leaving site boundary. The site itself is lower than the public footpath therefore any silt water would fall towards the private land.

Concrete delivery trucks prior to arrival will have a large DPM sheet laid aground ready for their arrival. With active unloading all slurry will be gathered on the DPM and carried away after on site for disposal. Any slurry that has leaked from the protection sheet will be washed and broomed to site.

During demolition and waste removal muck-away vehicles will be instructed to employ their rollover sheet cover mechanisms to retain their loads.

## Delivery of materials and equipment.

Deliveries will only occur between 9.30am and 3pm. They should not take place outside these times.

Materials will be delivered wherever possible to site and be placed and stored in identified locations within the site so as not to interfere with works operations or site traffic movement.

Deliveries that take place will be scheduled to be off peak hours, it is noted that a secondary school is located nearby, and HGV deliveries should be minimized within school pickup and drop off times to minimise disruption to neighborhood.

Deliveries are to be on a 'just in time' basis to limit the volume of materials stockpiled on site at any one time. Where possible, materials will be moved around site mechanically to avoid the need to manually handle so far as is reasonably practicable. However, the confines of the site restrict fully utilizing mechanical lifting appliances at all times. All manual handling activities will be risk assessed to determine the appropriate controls required to ensure the safety of persons involved.

The Manual Handling Operations Regulations 1992 do not set a specific weight limit. However, guidance suggests 20kg as a guideline lifting weight where materials can be carried close to the body for no more than 10m. Therefore, manual handling assessments will be prepared by those involved with manual handling to ensure that the lifting of materials etc. manually has been considered and the appropriate control measures have been taken.

Care will be taken to ensure proposed pedestrian routes are clear of trip hazards before materials are moved by hand.

The designers' risk assessments will be consulted to gain further information on how the designer has actively considered lighter materials where possible to reduce risk to persons on site during the construction phase through design. During demolition this will be assessed by the contractor on material being manually lifted.

## Plant and material storage.

For the avoidance of doubt, the contractors' plant and materials used in the construction of the development shall be stored on the construction site at all times, in the above identified locations.

## Waste Management & Waste Removal

Dedicated areas within the site will be provided for the separation and storage of waste materials into appropriate vessels to facilitate safe removal from site for disposal or recycling at an appropriately licensed off-site depot. Construction waste will be regularly removed from site in a safe and controlled manner. The waste quantities and types will be recorded in the Site Waste Management plan and the waste transfer consignment notices will be kept on site for inspection.

## 4 – Working Restrictions

All site operatives will work in accordance with the site induction and site rules

### Working Hours

Hours of working will be limited to those defined in the planning approvals. Work will be carried out within normal working hours i.e. 8.00am to 6pm Work may be carried out on Saturdays between the hours of 9.00am to 1.00pm No work will take place on Sundays or Bank Holiday Mondays.

### Working Hours & Deliveries

No deliveries shall be made to or from the site between the hours of 0830 and 0930 and between 1500 and 1600 on weekdays to avoid clashing with school drop off and pick up times. No deliveries shall be made to or from the site on Saturdays, Sundays, or Bank Holidays.

### Smoking

Smoking will only be permitted in a designated area defined by the site manager. Smoking is prohibited within any building or site accommodation.

## 5 – Environment

### Site Security

Suitable and sufficient measures will be taken to exclude unauthorised visitors from the site and to regulate and control all site visitors in accordance with Regulation 22 (l) of CDM Regulations 2015. Site specific risk assessment will determine the most appropriate measures required.

Heras fencing of the anti-climb type will form the site perimeter fencing and will incorporate lockable gates restricting unauthorised access to site. The fencing will be adequately secured to ensure that it does not become unstable. Where solid hoarding is not employed, debris type netting will be fixed to the Heras fencing where it is necessary to prevent dust or small particles being ejected beyond the site boundaries.

The site will have a single pedestrian entrance for visitors and staff, operatives and visitors will be recorded in and out of the site boundaries. The delivery gate will remain closed when not in use.

Site access gates will always remain closed, except for authorised access and deliveries, to reduce the likelihood of unauthorised persons gaining access to site. The Site Manager will be responsible for checking the perimeter fence daily and securing the site at the end of the working day

### Reducing Noise & Vibration

Noise and vibration will be reduced to the lowest practicable level. Where site and task conditions allow the lowest noise and vibration producing plant and equipment will be employed. The noise and vibration levels of all equipment will be documented and used to establish optimum exposure levels for operatives.

The site is in a residential neighborhood with the likelihood of children living in the area. In preparing the Construction Phase Health and Safety Plan, reference should be made by the contractor to HSE 151 for guidance on public protection.

The use of portable radios or personal stereos will not be permitted on site. Equipment and plant will be fitted with appropriate silencers that are effectively used and maintained. Plant will not be left idling unnecessarily. Where necessary for warming up purposes the plant will be situated to minimise nuisance from noise.

## Suppression of Dust

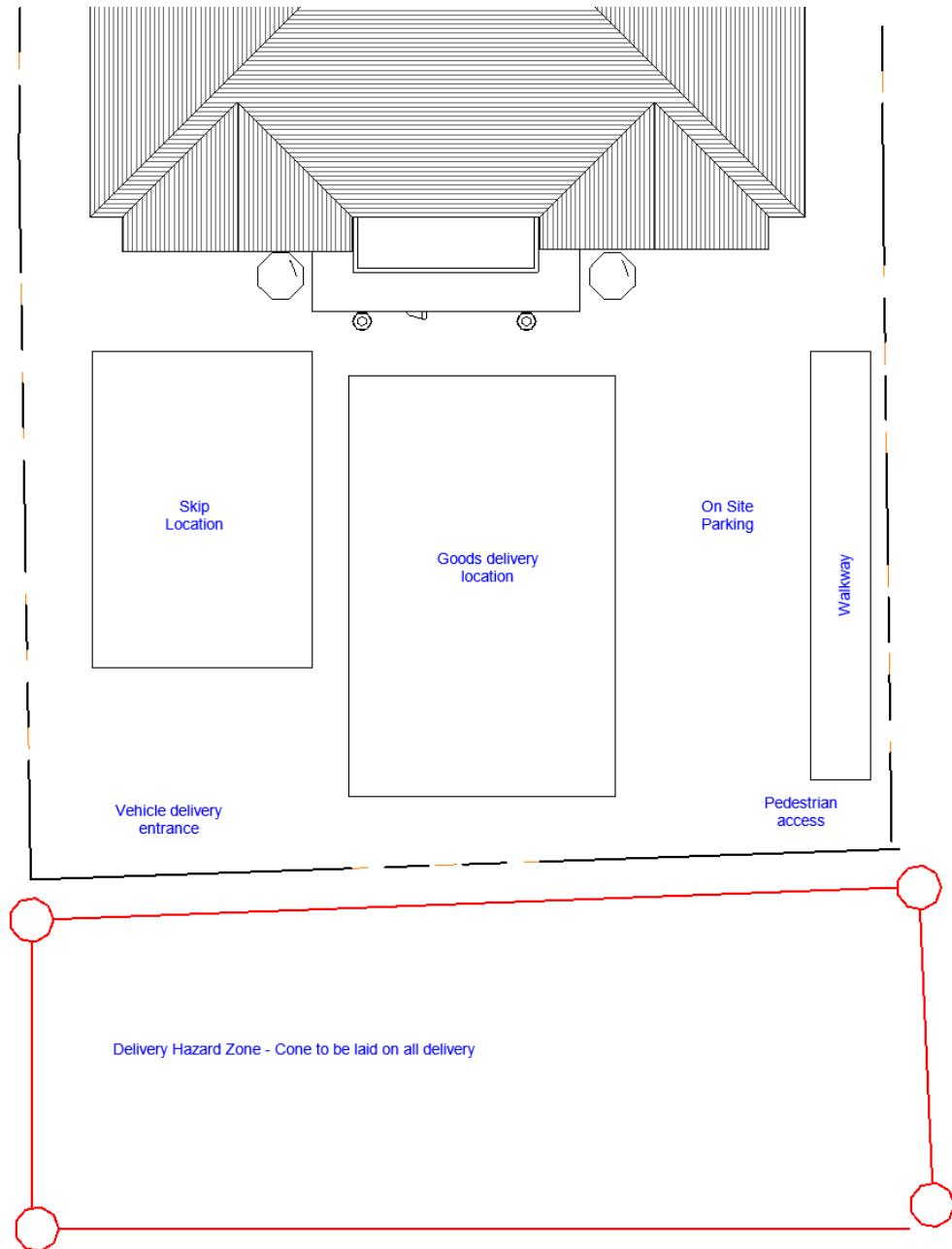
During the demolition phase of works the contractor will be employing the use of mobile dust suppression equipment that will be positioned between the boundary of adjoining owners and the works areas to create a water mist screen which will hold back dust and odors.

## Site Record

A pre site conditions log will be carried out at the outset of construction to record any existing damage present on site. Upon completion this will be compared to the previous log for change to conditions within the public footpath and remedial action will be agreed upon with Hillingdon Highways.

## 6 – Appendix A

### Proposed site establishment plan



## 6 – General Points

### Time Duration and phasing

We anticipate this project to take approximately 11 months with phasing set out as below:

- 1- Demolition and site clearance – 2 weeks
- 2- Substructure – 2 weeks
- 3- Superstructure – 5 months

- 4- Internal finish – 3 months
- 5- FFE – 1 week
- 6- Services – 3 weeks
- 7- External Works – 1 month