



Construction Management Plan

For Variation of Condition 9.

Application Ref: 28177/APP/2024/2295

Two storey 2 x bedroom end of terrace dwelling,

at 247 West End Road

Ruislip, HA4 6QR

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1. Contact Details & Site

Location & Site Address:

247 West End Road, Ruislip
HA4 6QR

Contact:

Applicant:

247 WEST LIMITED,
203 Kilburn High Road, NW6 7HY

Agent:

Archicon Ltd,
5th Floor 167-169 Great Portland Street,
London, W1W 5PF

2. Introduction

This Construction Management Plan has been prepared to support the planning application which seeks to erect a two storey 2 x bedroom end of terrace dwelling, with associated parking and amenity, and to discharge condition 9. Of the approved planning (28177/APP/2024/2295), Which aims to safeguard the amenity of surrounding areas in accordance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

3. Construction Programme

Construction is anticipated to commence following receipt of the discharge of pre-commencement conditions, with the main works taking place over a 4-month period. Commissioning of the proposed development is anticipated to take a further month or so.

4. Working Times

Construction (including site clearance) of the development involving the use of plant/machinery/equipment/vehicles and the deliveries of construction materials/plant/machinery/equipment being received by or dispatched shall only take place between the hours of **08:00 and 18:00 Monday to Friday** and **08:00 to 13:00 on Saturdays**.

There will be **no working on Sundays or Bank Holidays**. The only exceptions to the working hours would be in the incidence of an emergency where work is required for reasons of safety or where expressly agreed with the Local Planning Authority.

5. Site Compound

The delivery vehicles and site personnel will utilise the implemented improved access into the site. The access has been constructed in accordance with drawing ARC0006-A300, entitled 'Proposed Material Delivery', dated 11/2024

The development will require the delivery and storage of construction materials, plant, machinery and office/welfare accommodation. It is therefore proposed that the existing compound and Existing Building front drive & Rear garden are used for the storage of materials and plant during the construction period. This is how the construction site is currently managed, which is enclosed by buildings so helps to contain the activity.

During the initial civils and ground works, the existing on-site welfare facilities and office will be made available to all site staff.

Following construction of the Foundations and underground works and prior to the next phase of civils construction the below temporary structures will be in place during the remaining construction period until the proposed welfare and office facilities are constructed on site:

Site Office.

- Timber Shed 6/3/2.4m
- The shed will be erected and situated within the existing rear garden yard area.

Toilets

- 1x temporary site Container WC Unit
- The container will be delivered and situated within the existing yard area.

Tree & Hedgerow Protection

- Existing mature trees and hedgerow boundaries will be suitably protected in line with best practice and British Standard BS5837, these will be removed following the completion of the construction work.

Security Fencing

Temporary Heras fencing will be erected around the site during the construction phase to ensure all plant and materials are secure when stored on site, this will be periodically checked by site staff to ensure that the area is contained.

6. Traffic Management

The planned route for all deliveries associated with the construction of the site will be via the A4180 at West End Road and, onto or by the building site as shown in Drawings A200 & A300. HGV drivers will be provided with the approved routeing plan and details of the Public Right of Way (PRoW) in advance of any deliveries to the site.

Site personnel will be encouraged to use public transport where possible with the appointed contractor providing details of local public transport routes when inducting staff. Site personnel will also be encouraged to car share if travelling from the same areas.

7. Deliveries & Anticipated Vehicle Movements

The main deliveries, utilising larger vehicles, of equipment to site will be spread over the construction period. Whilst construction will be undertaken 6 days a week, the proposed hours of deliveries during the construction period will be restricted to between **08:00 and 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays**. A key site contact in respect of the construction phase will be appointed and the local highways department will be notified as appropriate.

It is proposed to install a temporary wheel wash facility on site for all vehicles exiting the site onto the public highway to avoid depositing mud onto the road. Similarly, in excessively dry periods West End Road (immediately to the site access) would be swept if there is excessive dust.

As the site access and protection fencing works have already been undertaken the anticipated vehicle movements are expected to be far lower than before, The civils and ground works will be implemented as the first phase of the development, with the construction of the new drainage connections and underfloor drains erected.

There will also be a number of construction staff on site which will vary over the construction period depending on the activity that is taking place. The majority of staff will be encouraged to travel together or use public transport, in addition, there are expected to be a small number of managerial cars/vans.

It is considered that there is sufficient parking for typical construction vehicle.

Deliveries will be timed to prevent multiple HGV's arriving at once. This will prevent any potential for HGV's to wait on the public highway.

Given the access improvements have already been implemented alongside part of the routeway associated with the high-tech glasshouse development, the above daily trips during construction are likely to be lower in practice. The site surrounding infrastructure can support this level of traffic.

Given the scale of construction activity proposed it is considered that the local road network will be readily able to accommodate the small number of additional vehicles during the construction of the site.

During the construction phase there would be vehicular movements to the site associated with the delivery of construction components and materials, together with the arrival and departure of construction staff.

The delivery of construction components and materials would largely be by HGVs, while staff trips are assumed to be undertaken by car or van.

There are currently no abnormal loads proposed as part of the proposed development. Should access for abnormal/ wide loads be confirmed, prior notification will be given to the highway authority.

8. Pollution Prevention & Storage of Oil

No oil and fuel will be stored is required onsite.

No other hazardous material will be stored on site.

The ground works contractor will be responsible for maintaining the Existing highway free from any soil spillage and causing mud on the road during the wet period. The contractors will be instructed to ensure and take all necessary steps to control mud or dust from all their operations associated with this project.

Noise

The requirements set out in the Planning Decision Notice shall be always adhered to.

- All contractors and sub-contractors Method Statements will be checked before work commences to ensure that all possible noise abatement methods have been considered and will be implemented.

- If during construction, if noise levels are perceived to be a significant issue, then noise monitoring equipment may be implemented as required.

- The following will be adhered to where practicable -

- For any particular job, the quietest available plant and/or machinery will be used.

- Only plant conforming to relevant standards and directives on emissions will be used.

- Equipment will be maintained in good mechanical order and fitted with appropriate silencers, mufflers or covers where applicable.
- Stationary noise sources will be sited as far away from noise sensitive locations as possible, and if necessary, acoustic barriers or sound absorbing enclosures will be used to shield them.
- Compressors will be "sound reduced" models fitted with properly lined and sealed acoustic covers that must be kept closed whenever the machines are in use.
- Any machinery which is in intermittent use will be shut down during periods of non-use or where this is impractical, it will be throttled back to a minimum.
- Employees will be informed about the need to minimise noise and will be supervised to ensure compliance with the noise control measures adopted. This will include guidance on shouting.
- Where practicable, off-site fabrication will be considered to reduce the need for noisy assembly on site.
- Construction access roads will be well maintained to reduce noise and vibration from construction traffic.
- Care will be taken regarding the movement of materials such that noise is minimised.
- The main contractor will inform residents, in particular regarding noisy works and will deal with any queries.

Vibration

- All Contractors and Sub-Contractors Method Statements will be checked before work commences to ensure that all possible vibration mitigation methods have been considered and will be implemented.

- Wherever practicable the following measures will be implemented -

- The hours of working will be planned, and account should be taken of the effects of vibration upon persons surrounding site operations and upon persons working on the site.

- Vibration will be controlled at source and where vibration problems are identified or have already occurred, practicable measures to avoid or

- minimise those problems will be implemented.

- Where practicable low vibration working methods will be employed,

- including use of most suitable plant and speed of operations.

- Prominent warning notices will be displayed in areas of the site where high levels of vibration are likely to be a hazard to person working on the site.

General

No fires shall be permitted on site

The Control of Dust Nuisance

- All Contractors and Sub-Contractors Method Statements will be checked before work commences to ensure that all possible dust mitigation methods have been considered and will be implemented.

- Appropriate measures will be always implemented to minimise any dust emissions, as listed below -

- Any main temporary haul roads shall, where practical to do so, be constructed of crushed hardcore products (which is currently the case). The haul roads shall be maintained for the duration of their use to minimise any

build-up of loose spoil etc. and any soft spots.

- Traffic both entering and working on site shall obey a maximum speed limit

of 10 mph (unless otherwise agreed).

- An adequate supply of water shall be always maintained on site to allow for dust suppression activities to be carried out if required.

CONSTRUCTION SIGNAGE

- The following construction traffic signage will be erected and retained throughout the construction and installation phases of the project. Signage will be displayed on the public highway at footpath.

Direction signs for construction traffic

- Rigid plastic 1000mm across
- Attached to posts of existing directions signs
- To be attached to existing directions signs at junctions with the purpose of directing traffic to the site along the agreed delivery route. The proposed size and format is intended to be clearly visible and understandable to drivers heading to the site.

Red Warning Signs – Caution Lorries Turning

- Rigid plastic 600mm x 450mm
- Attached to a metal frame or equivalent
- To be placed along the unclassified road at an appropriate distance In either direction from the junction with the entrance to the site to warn road users of heavy goods vehicles liable to be turning into or emerging from the farm access
- Also to be placed on the unclassified road either side of the site entrance at a reasonable distance with the purpose of warning road users of construction traffic entering or emerging from the site access.

Red Warning Signs – Caution Construction Traffic

- Rigid plastic 600mm x 450mm
- Attached to a metal frame or equivalent
- To be placed on either side of the site entrance at a reasonable distance

with the purpose of warning road users of construction traffic entering or emerging from the site access.

LANDSCAPING

- Landscaping will be undertaken in line with the approved landscaping plans prepared by Archicon Ltd.
- In line with the approved plans, all planting will be carried out in the first available planting season (October-March) following reasonable completion of the development.
- All plants and planting will comply with the requirements of all current and relevant British Standard Specifications including BS 8545:2014, BS 3936, and where applicable BS 4428.
- All planting is to be undertaken in accordance with the planting schedule.