



CONSTRUCTION MANAGEMENT PLAN

24 February 2026

70 Hayman Crescent
Hayes UB4 8PP

1. Introduction

This Construction Management Plan (CMP) has been prepared to discharge Condition 5 of planning permission reference 29379/APP/2025/1516 granted by the London Borough of Hillingdon.

The condition requires details relating to the management of demolition and construction works in order to minimise impacts on neighbouring residents, highway safety and the surrounding environment.

The development involves the construction of a new two-storey dwelling at 70 Hayman Crescent, Hayes.

This document sets out the measures that will be implemented to ensure construction activities are undertaken responsibly and with minimal disruption.

2. Site Location and Surroundings

The site is located at 70 Hayman Crescent within an established residential area characterised by two-storey houses.

The site occupies a corner plot between Hayman Crescent and Raeburn Road, providing flexible access arrangements for construction vehicles.

The surrounding area consists predominantly of residential properties and public highways.

Due to the modest scale of the development, the construction process is expected to generate limited traffic and operational impacts.

3. Proposed Development

The approved development consists of the construction of a two-storey residential dwelling with associated external works and landscaping.

The works include:

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Planning

- Site clearance and preparation
- Foundations and structural works
- Construction of the dwelling
- Roof installation
- Internal works and services
- External works and landscaping

The construction programme is anticipated to last approximately four to six months.

4. Construction Programme

The works will generally follow the sequence below:

Phase	Activity
Phase 1	Site preparation and clearance
Phase 2	Foundation works
Phase 3	Structural construction
Phase 4	Roof construction
Phase 5	Internal works
Phase 6	External works and landscaping

The contractor will manage the works efficiently to ensure the construction period is minimised.

5. Construction Working Hours

Construction works will only take place within the following hours:

Monday – Friday

08:00 – 18:00

Saturday

08:00 – 13:00

Sunday & Bank Holidays

No construction activity

These hours apply to:

- building works
- deliveries
- loading and unloading
- vehicle movements

6. Site Access and Traffic Management

Due to the site's corner location, construction vehicles will have access from:

- Raeburn Road (primary access)
- Hayman Crescent (secondary access if required)

Construction traffic will be limited due to the modest scale of the project.

Delivery vehicles will be instructed to:

- avoid waiting on the highway
- avoid blocking neighbouring driveways
- turn off engines when stationary
- follow directions from the site manager

Deliveries will be coordinated where possible to avoid peak traffic periods.

7. Contractor Parking

The number of operatives on site at any one time is expected to be approximately 3–4 workers.

Parking arrangements:

- Where possible, contractor parking will be within the site boundary.
- Workers will otherwise be encouraged to use public transport.
- Any on-street parking will be within lawful parking areas only.

Contractors will be instructed not to obstruct neighbouring properties.

8. Deliveries and Construction Vehicles

The majority of deliveries will be undertaken using:

- small vans
- light commercial vehicles

Occasionally, small lorries may be required for construction materials.

Where necessary, larger vehicles may be used for bulk materials.

Deliveries will be carefully scheduled to minimise disruption to the surrounding road network.

9. Dust and Air Quality Management

Appropriate measures will be implemented to minimise dust generation during construction works.

Measures include:

- damping down materials during dry weather
- covering stockpiled materials
- sheeted vehicles transporting loose materials
- minimising drop heights when handling materials
- maintaining a clean site

These measures will ensure dust emissions are properly controlled.

10. Prevention of Mud on the Highway

Measures will be implemented to prevent mud and debris from being carried onto the public highway.

These measures include:

- inspection of vehicle tyres before leaving site
- manual road sweeping when necessary
- jet washing of the access area where required
- maintaining a clean site entrance

11. Materials Storage

All construction materials will be stored within the site boundary.

No materials will be stored on the public highway.

Materials will be stored in designated areas to ensure:

- safe movement within the site
- minimal visual impact
- protection from weather where required

12. Waste Management

Construction waste will be managed responsibly throughout the development.

Waste will primarily be removed via an on-site skip located within the site boundary.

Occasionally waste may be removed by licensed waste collection contractors.

Where possible materials suitable for recycling will be separated.

All waste will be disposed of at authorised waste facilities.

13. HGV Routing Strategy

Due to the scale of the development, the majority of deliveries will be undertaken by small vans and light commercial vehicles.

Where larger delivery vehicles are required they will:

- approach via the surrounding road network
- primarily access the site via Raeburn Road

Drivers will be instructed to minimise circulation within residential streets.

14. Site Logistics Plan

A site logistics strategy will be implemented to ensure efficient and safe construction operations.

The site will contain designated areas for:

- material storage
- waste skip placement
- delivery unloading
- safe pedestrian circulation

Deliveries will be managed to ensure loading and unloading occurs safely.



15. Neighbour Liaison and Contact Details

Construction works will be undertaken with due consideration for neighbouring residents.

A responsible contact will be available should neighbours wish to raise concerns.

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Any concerns raised will be addressed promptly.

16. Health and Safety

Construction activities will comply with relevant health and safety legislation including:

Construction (Design and Management) Regulations 2015

Safety measures will include:

- controlled access to the site
- appropriate safety signage
- safe vehicle movements
- personal protective equipment for workers

17. Conclusion

This Construction Management Plan demonstrates that the development at 70 Hayman Crescent can be constructed responsibly with minimal impact on neighbouring properties and the surrounding highway.

The measures outlined within this document ensure that construction activities relating to:

- traffic
- dust
- waste
- noise
- highway safety

are appropriately managed.

The requirements of Condition 5 of planning permission 29379/APP/2025/1516 are therefore satisfied.