

**C524**

**Riverside Way, Uxbridge  
UB8 2YF**

**CONSTRUCTION LOGISTICS PLAN**

**Application ref. 35755/APP/2021/4136**

## **CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN**

### **CONTENTS**

#### **1.0 Introduction**

#### **2.0 Operational requirements**

- 2.1 General issues
- 2.2 Responsibilities
- 2.3 Waste management
- 2.4 Site management
- 2.5 Working hours
- 2.6 Site setup

#### **3.0 Environmental Controls**

- 3.1 Noise
- 3.2 Vibration
- 3.3 Air quality
- 3.4 Water pollution
- 3.5 Other environmental issues

#### **4.0 Construction Programme**

- 4.1 Summary
- 4.2 Works generating noise and dust

### **Appendices**

Appendix 1 – Site logistics plan

## **1.0 INTRODUCTION**

This Construction Environment Management Plan is submitted pursuant to the new proposed redevelopment on behalf of Bridge UK Properties at Riverside Way, Uxbridge.

Specific attention has been given to ensuring that the environmental impact of construction operations and surrounding land uses is managed and minimised at all times. This document identifies how these controls will be delivered and enforced.

This document will be in place for the duration of the construction project. Its requirements, in addition to all other environmental and health and safety legislation will be observed during construction operations.

The existing site consists of old industrial units and hardstanding. The Principal Contractor's work area is to be strictly limited to the site area indicated on the drawings provided as part of the tender documentation and will be physically separated from all public areas. It should be noted that commercial buildings on the adjacent plots will remain in occupation for the duration of the works and will be considered by the Principal Contractor when planning the works

The works comprise of the demolition of an old industrial unit and hardstanding's and the design and construction of a new industrial unit, associated earthworks, drainage, new concrete service yard and vehicle parking.

The Principal Contractor shall comply with the Local Environmental Health Department in respect of working hours specifically in relation to noise with respect to adjacent premises.

The Principal Contractor shall ensure that the production of airborne particles of fumes and dust is minimal, and does not interfere with the comfort, health and safety of the residents and occupiers adjacent.

The Marbank Site Manager will make arrangements such that the arrival of subcontractors, delivery of goods and materials and the removal of waste and the like is carried out at times that will not coincide busy traffic flows. The road traffic conditions at these times will be prohibitive, and the safety of road traffic and pedestrians will be compromised if construction site traffic is permitted to mix with other traffic

## **2.0 OPERATION REQUIREMENTS**

### **2.1 General Issues**

The site boundaries are as defined on the logistics plan included in Appendix 1.

Heras fencing will be maintained as a secure site boundary and will display Marbank's name with readily visible 24 hour contact numbers. Marbank Construction will ensure that suitable protection is in place to protect pedestrians, operatives and vehicles during these works.



Heras fencing example

A dedicated Traffic Management Plan has been developed and this is available as part of the Construction Phase Plan.

Access to the site will be made via the A4007, on to Riverside Way, utilising the existing entrance into the site.



Construction traffic and delivery vehicles will exit the site via the same route along Riverside Way. Vehicles will pull into a holding area on site arranged with Heras fencing, preventing any construction traffic from waiting on the public highway. Pedestrians will access the site via a dedicated pedestrian entrance on Riverside Way, utilising a segregated walkway to the site welfare.

## 2.2 Responsibilities

All works being undertaken on site will be managed and co-ordinated by Marbank Construction Limited, who will have a full time Site Manager and supporting site staff who will liaise with our client, resident staff/operatives, site personnel, local authorities, residents and other statutory bodies, as required.

The Marbank management team for this project, and their contact details are included in the below table;

Jamie Murray	Construction Director	<a href="mailto:jamiemurray@marbank.co.uk">jamiemurray@marbank.co.uk</a>	07392 879465
Graeme Brand	Contracts Manager	<a href="mailto:graemebrand@marbank.co.uk">graemebrand@marbank.co.uk</a>	07341 869056
Trevor Roffey	Site Manager	<a href="mailto:trevorroffey@marbank.co.uk">trevorroffey@marbank.co.uk</a>	07971 447836

Jamie Murray, Construction Director, has overall responsibility within Marbank Construction to ensure all the correct processes and procedures are in place and implemented on site as well as ensuring these are cascaded to our supply chain. Jamie is also responsible of ensuring all our staff are trained to the correct level and are all competent in their specific roles.

Graeme Brand, Contracts Manager, is responsible for ensuring the site is established correctly and remains compliant with health, safety and environmental requirements. Andy will also support our site team in ensuring all safe working practices are enforced and that all RAMS are in place and signed off prior to any trades commencing on site.

Trevor Roffey, Site Manager, will be responsible for the implementation of health, safety and environmental procedures on site ensure all operatives and visitors are inducted and that all RAMS are followed by the contractors. The Site Manager will also be responsible to ensure the site is set up and maintained in a safe manor as well and continued communication on safety via tool box talks and site briefings, and will also be a trained first aider.

## 2.3 Waste Management

It will be the responsibility of Marbank Construction Limited to appoint licensed waste carriers to dispose of any waste which arises during the construction works. All waste transference notes/receipts for spoil removed from site will be retained and issued on project completion. Disposal to landfill will be avoided wherever possible, utilising the waste hierarchy to inform decision making and material selection;

1. Prevention
2. Re-use
3. Recycling
4. Recovery
5. Disposal

Waste disposal points will be positioned within the site boundary, at the designated storage area and where required at close proximity to working areas to reduce the requirement for vehicular movements and manual handling.

## **2.4 Site Management**

An experienced site manager will manage this project and will be directly responsible to Marbank Senior Management.

The works will be carried out in such a way as to minimize inconvenience to the public, and other adjacent occupiers. The works will also take into account of current Legislation, Police, Fire Authority, HSE and local authority guidance and other restrictions, procedures and controls (i.e. planning conditions/legal obligations/ecological constraints). The emphasis will be on the management of potential construction impacts.

The site manager will: -

- Liaise with all the contractors' senior management and employers representatives on all aspects of the construction works.
- Enforce the site protocols and procedures that need to be considered for the implementations of this document.
- Represent Marbank Construction Limited on construction matters with all Statutory Authorities, Highway Authority and Aerodrome.
- Co-ordinate and manage site cleaning if / as necessary.
- Co-ordinate site security.
- Co-ordinate the complaints handling procedures.
- Implement the site construction management scheme.
- Liaise with neighbours and contractors of adjacent developments.

All contractors will be required to wear personal protective equipment in accordance with all current health and safety legislation and to conform to Marbank Construction Limited health and safety plan and Site Induction Requirements. The minimum requirement is three points – hard-hat, safety boots and hi-visibility vest. Any additional PPE will be required as defined within a task specific risk assessment.

The site will be secured on all boundaries with Heras fencing which will remain in place throughout the construction period. This fencing will be double clipped, secured with rakers and will be used to segregate the site from the general public and to segregate vehicle movements from work areas and pedestrians on site. The fencing will be formally inspected on a weekly basis by the Site Manager, but will be subject to ongoing maintenance as required throughout the duration of the project. Public viewing of the site will be possible through the Heras fencing and as such no viewing panels shall be required.

Marbank Construction Limited will install signage for the site to cover the following: -

- Construction traffic arriving at the site
- Pedestrians arriving at the site
- Contact address and telephone numbers
- Signage to meet health and safety requirements

Roads around the site are busy and narrow, with parking restrictions.

Signage will be displayed on either side of the carriageway of a Construction Site entrance. Entrance & exits will be signposted and a sufficient amount of space to bring in vehicles from the road before entering site will be available.

Vehicles will be directed to park within the allocated Marbank Car Parking area on site and subsequently pedestrian footpaths complete with red crossing hoops will be installed.

Signage will be installed at the main gate to the parking area which will be a PPE free zone and the construction zone will have a further HERAS fence in place.

Site Manager is to ensure that busy times are avoided for deliveries.

The existing entrance on site will be utilised as entrance/exit only, as described in the appended logistics plan.

It will be Marbank Construction Limited's responsibility to ensure the above is adhered to, that clear signage is in place to direct deliveries to the correct access and to arrange delivery times to avoid local congestion. Uninterrupted access for emergency vehicles will be maintained at all times.

Parking will be made available on site with a dedicated parking area opposite the site welfare. It will be approximately 230m<sup>2</sup> in size and be capable of parking at least 20 cars / vans at one time. This shall be extended if required to ensure adequate parking is available on site at all times. Contractors shall not park on Riverside Way or any of the surrounding roads. Marbank site management will actively police this policy.

Deliveries will be made via Riverside Way and controlled as described above. A set-down area will be provided for unloading of materials. A forklift will be available on site for the unloading of materials to the storage area, which will include containers. Offloading will also take place via moffets and HIAB's provided with delivery vehicles.

The site is a dynamic environment and these areas will be located as required to suit site operations, they are however shown indicatively on the logistics plan.

All materials will be neatly stored on the site (dry store where appropriate). Where there are bulk materials which are stored externally, they will be suitably protected until incorporated within the works. Bulk materials will be off loaded with the mechanical plant if possible to minimise manual handling and standing time for delivery vehicles.

Any debris deposited on the highway will be cleared by the use of a road brush. In addition, wheel washing facilities will be provided in the form of a jet wash at the vehicle holding point. Any loads leaving site likely to produce dust will be covered. Regular road-sweeping will be undertaken in addition to brushing and jet washing to ensure the road remains in clean condition, particularly during adverse weather where the soil conditions on site will likely deteriorate.

The current estimate of delivery vehicles is approximately 15 vehicles per day, however there may be occasions where this is exceeded, but often occasions where there are fewer deliveries than this. Generally deliveries will be made via articulated lorries, fixed-axle trucks, flat-bed trucks and vans and will be agreed with the Site Manager 48 hours in advance of arriving on site. All efforts will be made by the Marbank team to consolidate deliveries in order to minimise their impact on the local road networks.

Crane positions will be confined within the site boundary. Mobile stick cranes will be used for the erection of the steel frame and hoisting of roofing material. No other cranes are anticipated to be required, any other lifting being carried out by suitably sized excavator or forklift truck. Separate RAMS submissions will be made to the relevant authorities as required.

Not only will Marbank Construction staff and subcontractors follow the construction site rules but will also comply with emergency procedures that are controlled by the client or client's agents as and where necessary. This includes, but not limited to, evacuation procedures in the case of fire or any other immediate emergency.

## **2.5 Working Hours**

The working hours will be;

The site working hours will be restricted to 07:30 – 18:00 Monday to Friday and 08:00 – 14:00 on Saturdays. No work will be undertaken during public holidays.

Work outside these hours may only be undertaken with the express permission of the Contract Administrator and the Client. The Principal Contractor should contact the Authority prior to the commencement of the works to agree specific local restrictions for noisy and dusty work operations.

In general Marbank Construction Limited will confine construction activity to within these hours. However, there may be occasions when work beyond these hours will be required. In such cases of special or unusual activities due to take place beyond these hours, relevant neighbours will be notified and appropriate agreements sought.

Floodlighting may be necessary during the winter months, the exact requirement will be defined by a risk assessment undertaken by the Site Manager. Floodlights will be of a mast type with twin heads, adjustable height to a maximum of 6m mounted on a telescopic tripod. They will be equipped with twin 500w halogen bulbs. The use of floodlights will be minimised as much as possible, and the local residents informed of their planned usage.

The point of contact for residents will be Trevor Roffey. The escalation contact will be Graeme Brand & Jamie Murray who will proactively engage with the local residents to maintain a strong relationship which is key to the success of this project.

Marbank Construction Limited will initially carry out a letter drop to the local residents and businesses in the local vicinity of site. This letter will set out the key points of contact on site, details of upcoming works and traffic management arrangements. Occasional updates will be given in newsletter format well as regular face-to-face “check-in’s” by the site team. The site will also be made available for open days for interested parties to review the progress of the works and ask questions.

## **2.6 Site setup**

The site setup will consist of 1x 32ft site office, 1x 20ft drying room & 1x 20ft canteen (stacked), 1x 10ft generator and 1x 10ft store. The setup will be shipping container style and the double stacked units will have a maximum height of 5.20m. The height of all fencing, including that used to secure the site will be a maximum of 2.40m.

## **3.0 ENVIRONMENTAL CONTROLS**

### **3.1 Noise**

Noise levels will be controlled as reasonably as possible to ensure that the development occurs in way that is not detrimental to the amenities of neighbouring properties. Should there be any noise risk then the “best practice recommendations of noise control” as outlined in BS5228-1: 2009 will be followed. It is not necessary to carry out any works within 1m of the façade of any residential unit adjacent to the site.

### **3.2 Vibration**

It is considered that vibration impacts will be minimal during the construction of the development. In the event that a complaint is received regarding vibration during the works and is established then remedial measures will be proposed, agreed and implemented.

### **3.3 Air Quality**

Construction works will be carried out in such a way as to limit the emissions of air pollution by employing the best practical means. Any necessary stockpiling will be

minimised during the groundworks phase. Should there be any risk of dust generation from stockpiles these will be covered and/or damped down.

Cutting of materials will be carried out in a controlled measure, adopting best practice principles (e.g. the use of extracted cutting enclosures, self-extracting tools and damping down). The specific method for each task will be described in the method statement and approved by the Site Manager in advance of the work being carried out.

All as outlined in the IAQM (Institute of Air Quality Management) “Guidance on the Assessment of the impacts of Construction on Air Quality and the Determination of their Significance”

Open fires are prohibited on Marbank Construction sites and any risk of potential smoke from machinery, vehicles or combustion will be dealt with using the “GLA Best Practice Guidance : The Control of Dust and Omissions from Construction and Demolition”.

A separate Air Quality & Dust Management plan has been submitted as part to discharge condition 11 of the planning consent which shall be adhered to at all times.

### **3.4 Water Pollution**

Mitigation measures will be introduced against pollution of local watercourses and drainage networks. All plant will be equipped with spill kits and operators trained in the appropriate form of spill response in the event of a spill. Spill kits will be inspected on a weekly basis by the Marbank Site Manager. Drain covers will be installed where appropriate to ensure minimal risk of contamination to the local drainage network. All fuel and chemical storage will be bunded, and stored in isolation in lockable cages where appropriate.

### **3.5 Other Environmental Issues**

Marbank Construction Limited will be responsible for ensuring that all subcontractors adopt effective control measures to prevent contamination of the ground through activities.

All debris arising from the construction will be placed into skips. To encourage recycling there will be different skips for different waste, i.e. wood, metal, plasterboard etc. as appropriate.

It will be prohibited to allow waste to be stored for any extended length of time to prevent the attraction of birds and wildlife.

Site operatives will be encouraged to use public transport or vehicle share where possible to avoid extra traffic demand/parking requirements in the area.

Fuel stored on site for plant will be placed in bunded bowsers.

## 4.0 CONSTRUCTION PROGRAMME

### 4.1 Summary

Works are due to commence on site from around 04/07/22 to 30/05/23.

The programme will follow a basic construction sequence;

- Tree protection measures
- Demolition
- Site establishment, including access roads and welfare
- Earthworks to set site levels
- Earthworks in connection with and installation of site drainage
- In-situ concrete pad foundations and slab sub-base
- Erection of steel frame(s)
- Cladding
- Glazing and external doors
- Formation of site access roads, concrete yards, car parking, footpaths and cycle ways
- Installation of statutory services – water, gas and electric
- External finishes
- Site wide landscaping
- Handover to client
- Site demobilisation

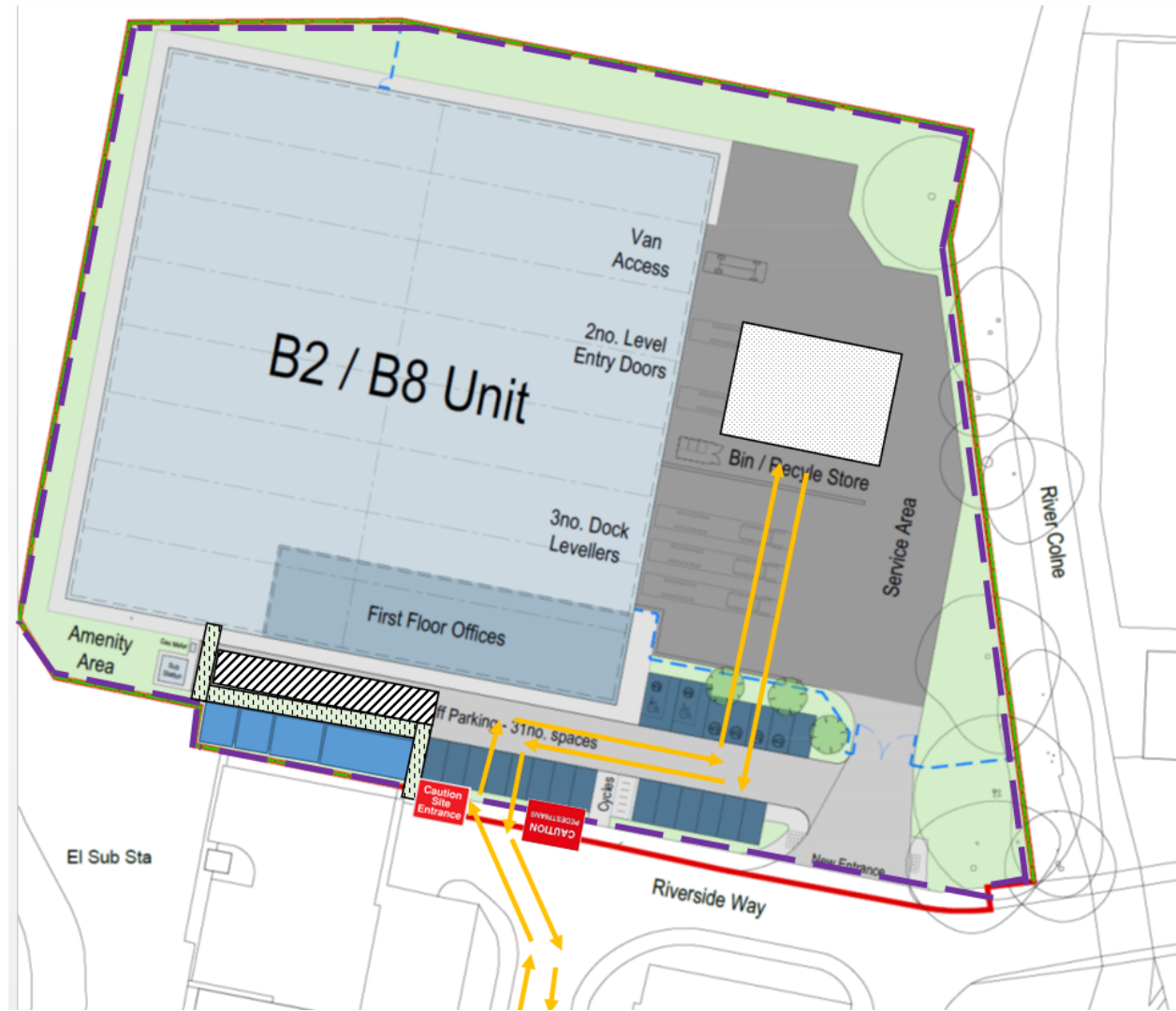
### 4.2 Works generating noise and dust







The below table sets out works that are considered to have the potential to be noisy and/or generate dust. Where applicable, the control measures described elsewhere in this document will be used to mitigate the effects to the surrounding areas and neighbours, as well as the principle of pro-active engagement.

Activity	Noise	Dust
Site vehicle movements / deliveries	✓	
Earthworks and associated vehicle movements	✓	
Cutting and grinding of drainage and reinforcement materials	✓	✓
Importing and compacting aggregates	✓	✓
Steel frame erection	✓	
Cladding to external envelope	✓	
Pouring / pumping of in-situ concrete	✓	✓
Power-floating to internal floor slabs	✓	✓
Cutting and grinding of external finishes (e.g. kerbs)	✓	✓

## APPENDICES

**APPENDIX 1:**  
**Logistics Plan**



-  Site cabins (1x 32ft office, 10ft drying room / 10ft canteen [stacked], generator, 10ft store)
-  Secure boundary (formed with Heras fencing)
-  Vehicular access / egress route
-  Segregated pedestrian route
-  Site car park
-  Material lay down area



Hillington Hospital  
 Field Heath Road  
 Uxbridge  
 Middlesex  
 UB8 3NN

**Site Address:** Riverside Way  
 Uxbridge  
 UB8 2YF

**END**

