62a Western Road
Tring
Hertfordshire
HP23 4BB
Tel: 01442 825570
Fax: 01442 891410
www.wdeconsulting.co.uk

CONSTRUCTION MANAGEMENT PLAN
RANDALLS DEPARTMENT STORE,
7-9 VINE STREET,
UXBRIDGE. UB8 1RS

Report Prepared For:

Inland Ltd
Decimal Place
Chiltern Avenue,
Amersham, Bucks

Document verification schedule			
Client	Inland Ltd	**Document type**	
Job title	Randalls Department Store,	Uncontrolled version	
Document title	Construction Management Plan		
Document ref	20621R1		
Issue No	B	**Date Of Issue**	August 2016
Comments	Issued for consideration under planning application		
	Prepared by	**Checked by**	**Approved by**
Name	Leanne Carr	Jason Wells	Simon Ware
Position	Environmental Consultant	Project Manager	Managing Director
Date	August 2016	August 2016	August 2016

TABLE OF CONTENTS

TABLES

FIGURES

APPENDICES

1.0 INTRODUCTION

WDE Consulting Limited (WDE) was appointed by Inland Ltd (*the Client*) to prepare a Construction Management Plan (CMP) for the proposed redevelopment of Randalls Department Store, 7-9 Vine Street, Uxbridge. UB8 1RS, referred to as "*the site*". This CMP provides the framework to manage the potential environmental effects during the implementation of the planning consent and the redevelopment of the site.

The subject site is located in Uxbridge in a mixed commercial and residential setting, at National Grid Reference 505670, 183951 and Post Code UB7 1RS (Figure 1). The site itself is rectangular in shape and measures 0.32Ha (0.8 acres), with its longest dimensions being ~40m from north to south and ~80m from east to west (Figure 2). Access to the site is gained off Cricket Field Road along the western boundary. The site layout at the time of the Geo-Environmental Report (December 2014) comprised of a bike shop and bike store in the south-west, Randalls Department Store in the north and a furniture store and loading bay in the east.

The works described in this report are subject to the WDE Service Constraints presented in Appendix A. This report was finalised in August 2016 and should be read in the light of any subsequent changes in legislation, statutory requirements, statutory guidance, non-statutory guidance, relevant research and industry practices.

2.0 DEVELOPMENT PLANS

2.1 PROPOSED DEVELOPMENT

The proposed development comprises the development of 59 residential dwellings and ~736 sqm of commercial floor space with associated parking (Figure 3). The 1938 Randalls building located in the north east corner of the site is a Grade II listed heritage asset with a largely intact shopfront dating from that period. Therefore it is proposed that this building be retained, re-purposed and enhanced for retail and residential use (Block 1 - 3 storey). Also, the old fire station in the southwest will be retained and converted to three residential units (Block 3 – 2 storey).

2.2 PHASING OF DEVELOPMENT

A summary of the proposed phasing is summarised in Table 1. These timescales are projected only and are subject to review and change.

Table 1 – Proposed Phase of Redevelopment Activities and Duration

Item	Activity	Dates
1	Remedial Works	Spring 2017 – Summer 2017
2	Demolition	Summer 2017 – Autumn 2017
3	Construction	Autumn 2017 – Winter 2018

2.2.1 Hours of Work

Due to the proximity of residential dwellings to the Site it is likely that the standard hours of work would be restricted by condition to the following times:

- 08:00 to 18:00 hours Monday to Friday;
- 09:00 to 13:00 hours Saturday; and
- No working on Sundays or Bank Holidays

2.2.2 Site Set Up Plan

A Site Office, Storage Compound and Materials Storage Areas will be established (Figure 4). It is recommended that the areas currently with hard-standing are utilised for car parking and material storage areas.

2.3 INFORMATION SOURCES

Information sources used within this CMP to formulate the objectives and control measures required are presented below:

Table 2 – Summary of Technical Reports for Reference

Report Reference	Author	Context
Geo-Environmental Site Assessments [1]	WDE Consulting Ltd	Detailed assessment of land quality and engineering parameters

2.4 SITE ENABLING WORKS

Currently all of the above ground buildings and structures and hard standing remains on site. Consideration will need to be given to sustainable disposal options where possible and to conform to the adopted Waste Strategy for reusing site won materials.

Contaminants within the soil are non-volatile meaning they can be managed via pathway control measures without the need for further remedial actions will be necessary. Elevated PAHs concentrations were identified within the groundwater across the site. Elevated TPH concentrations were also identified within the groundwater in one location associated with the location of the historical tank.

A Remedial Strategy will need to be completed prior to undertaking remedial actions. Also, additional groundgas and groundwater monitoring visits will need to be completed in line with best practice which can include surveying of monitoring wells to enable groundwater flow and gradient to be identified.

2.5 GROUNDWORKS/FOUNDATIONS

It will be recommended to reuse where possible site won material. Either a Waste Exemption or a CL:AIRE Code of Practice[2] Materials Management Plan will therefore be needed.

A piled foundation solution is anticipated for the some of the site, hence consideration for the protection of controlled waters will be needed in the form of a Foundation Works Risk Assessment [(3)].

Due to constraints on the finish levels, it is likely that there will be little difference from current site level. Hence soils that are generated during the groundworks/excavation are unlikely to be able to be reused on site and will require offsite disposal. Should there be any reuse of any site won soil material, there will either be required a Waste Exemption or a CL:AIRE Code of Practice[4] Materials Management Plan.

1 WDE Consulting. December 2014. Geo-Environmental Assessment, Main Site. 20512R1 Issue A

2 CLAIRE 2011. The Definition of Waste: Development of Industry Code of Practice. Version 2

3 Environment Agency. 2001 Piling and Penetrative Ground Improvement Methods on Land Affected by Contaminated. NC/99/73

4 CLAIRE 2011. The Definition of Waste: Development of Industry Code of Practice. Version 2

2.6 DRAINAGE

An on-site drainage solution is preferred with surface water being discharged via on site soak-aways to ground. However, the aquifer sensitivity and known contamination onsite indicates that soakaways to ground for managing discharge of surface water run-off have been deemed unfeasible. Road construction will require the placement of suitable road base and hence there is likely to be generated site won spoil that will require offsite disposal.

2.7 SERVICES

It is likely given the previous site usage and the current guidelines in place that additional protective measures will be needed to comply with the requirements of the water supply company. All services runs should be clearly marked on a plan and installed using appropriate methods.

2.8 CONSTRUCTION OF THE SUPERSTRUCTURE

The scheme proposal is for either the construction of a superstructure to be in traditional insulated cavity, brick and block, or in insulated metal studwork with rainscreen cladding. The external façade will be designed to ensure that there is a satisfactory internal environment from a noise perspective. Materials that are proposed for finishes include, brickwork, coloured render, terracotta rainscreen blocks, maintenance free weatherboarding, maintenance free cladding.

Roofs are to be constructed as traditional timber trusses with concrete tiles to houses or shallow pitch roofs with colour coated aluminium fascias, constructed with TGI joists, and single ply membrane all laid to falls.

2.9 INTERNAL AND LANDSCAPING

Internal finishes to apartments and houses will be of a traditional specification consisting of plastered wall finishes on metal stud or cavity party wall construction. Floors to be concrete beam and block, pc slabs or TGI joists to houses.

Residential communal garden areas are to be finished with imported surface cover subsoil and topsoil and hence will need verification to ensure that it is suitable for use. Elsewhere soft-standing areas will also need verification of any imported materials. A Verification Plan and Report will therefore need to be prepared.

3.0 FRAMEWORK FOR CONSTRUCTION MANAGEMENT PLAN

This CMP describes how the Client and its contractors will avoid, minimise and mitigate the environmental effects arising from demolition, remediation, groundworks and construction on:

- The environment
- Existing surrounding communities
- The new residents of the site

This CMP will be submitted to the Local Planning Authority as part of the planning application to demonstrate that the Client has considered the potential environmental effects and the appropriate methods for managing them.

This CMP is a 'live' document that will be regularly monitored, reviewed and updated in-line with the progress of the project. A current copy of the CMP will be stored in the Site Office.

3.1 OBJECTIVES OF THE CONSTRUCTION MANAGEMENT PLAN

The Client intends to ensure that the use of this CMP will minimise the environmental impact & potential disturbance to the residents of the existing community as the project progresses.

The Client has set the CMP objectives for the development of site for each potential environmental effect, as presented in the relevant sections of this document.

3.2 STRUCTURE OF THE REPORT

The CMP shows what pre-planning actions are to be taken during the project to achieve the overriding objective to avoid, minimise and mitigate potential environmental effects of the project.

Specific Objectives and Control Measures are presented in Section 4.0 for Noise & Vibration, Air Quality, Traffic, Waste Management Prevention of Pollution and Community Relations.

Site Management Control Plans for Contamination, Noise & Vibration, Air Quality, Waste Management and Travel have been prepared in Appendix B to F that deal with the potential issues specific to developing the subject site. These will be reviewed when planning consent has been granted and revised accordingly.

The Register of Actions forms the 'live' document that will be used by the Client and its contractors to manage environmental effects throughout the project and is presented in Appendix G. The Register of Actions shows a reference number, action, responsibility, evidence, target data and close date for each entry. The Register of Actions will be updated as the project progresses.

3.3 IMPLEMENTATION, MAINTENANCE AND RECORD KEEPING

This CMP is a live document that will be continually updated and improved. The successful implementation of the CMP relies on all parties being aware of its requirements, their role and the responsibilities they have.

A Construction Site Manager appointed by the Principal Contractor will oversee the implementation of the CMP by placing relevant responsibilities on visitors and workers at the site.

The Construction Site Manager will maintain the CMP and keep records where appropriate.

Inductions and toolbox talks will form the basis of the CMP training given to visitors and workers to the site.

3.4 ROLES AND RESONSIBILITIES

All people visiting and working at the site have a responsibility to ensure their involvement does not compromise the objectives of the CMP.

The Client will ensure that all contracts let will place responsibilities on the contractors to ensure compliance with relevant legislation, standards, codes of practice, general guidelines and good industry practice implemented through the CMP. Table 3 shows more a summary of roles and responsibilities for the implementation and management the CMP.

Table 3 – CMP roles and responsibilities

Role	Responsibility
Client / Employer	Implementing planning permission and ensuring compliance with the requirements of planning conditions and Section 106 agreement. Appointment of all contractors. Liaising with Regulators where appropriate
Principal Contractor	Construction of buildings, roads and drainage. Ensuring staff and sub-contractors comply with the requirements of the CMP. Appointment of Construction Site Manager
Demolition Contractor	Ensuring staff and sub-contractors comply with the requirements of the CMP Appointment of Construction Site Manager
Remedial Contractor	Reducing the potential risk posed by contaminants on site to acceptable levels. Ensuring staff and sub-contractors comply with the requirements of the CMP Appointment of Site Manager
Construction Site Manager	Training of staff and sub-contractors to adhere with the requirements of the CMP. Preparation of toolbox talks & induction templates. Maintaining the CMP. CMP record keeping
Environmental Consultant	Preparation of environmental toolbox talks & induction templates. Contact point for environmental complaints and mitigation measures. Oversee the implementation of the Site Waste Management Plan, Materials Management Plan, Remedial Strategy and Verification Plan.

3.5 AUDITS, REVIEW AND MANAGEMENT REVIEW

The CMP is a 'live' document that will be continually updated and improved. As a minimum, the day-to-day implementation of the CMP will be reviewed by the Construction Site Manager at the following stages:

- Outline planning permission for the scheme
- Finalisation of the Section 106 legal agreement
- Planning permission for subsequent phases
- Any significant change to the planned activities
- Following the appointment of each contractor and sub-contractor in conjunction with a review of submission of the health and safety risk assessments and activity specific method statements
- Following an unexpected event e.g. major accident or emergency

The CMP will be reviewed regularly by a management review team comprising of representatives from those organisations or individuals holding specific roles and responsibilities shown in Table 3.

A CMP management review meeting will be convened at the following project stages:

- Following a project milestone shown in Table 1
- Following an unexpected event such as a major accident, significant changes in the project descriptions or new planning permission or
- A minimum of every six months

A typical agenda for a Management Review meeting may include:

- Review of current progress against planned programme
- Review of responsibilities
- Training needs
- Liaison with regulatory authorities
- Environmental performance against that planned
- Environmental inspections/audits
- Communication of environmental matters
- Compliance issues
- Comments and concerns
- Ways to improve the CMP
- CMP updates required

4.0 OBJECTIVES FOR REDEVELOPMENT

4.1 OVERVIEW OF OBJECTIVES FOR DEVELOPMENT

The redevelopment has objectives established for the following categories:

- Protection of Human Health and Groundwater
- Noise and Vibration
- Air Quality (Dust and Emissions)
- Waste Management
- Traffic and Vehicle Movements
- Prevention of pollution via Health and Safety/Incidence Response
- Community relations

Objectives for the above categories will be discussed in the following sections adopting the following nomenclature for companies:

- DC Demolition Contractor
- CL Client
- CDMPD Construction Design Management Principal Designer
- PC Principal Contractor
- EC Environmental Consultant
- RA Risk Assessment under CDM regulations
- MS Method Statement under CDM regulations
- LA Local Authority
- SWMP Site Waste Management Plan
- MMP Materials Management Plan

The target date is subject to change through contractors input.

4.2 PROTECTION OF HUMAN HEALTH AND GROUNDWATER

Reference	Action	Responsibility	Evidence	Target date
Objectives				
HHG 1.1	To ensure site is made suitable for residential land use and does not pose risk to controlled waters in line with requirements of PPG23.	CL /PC/LA	Site assessments	Spring 2017 – Summer 2017
HHG 1.2	To minimise risk to on site workers from contaminants on site	CL /PC/CDMPD	Health and Safety plans	Spring 2017 – Summer 2017
Control measures				
HHG 2.1	Conduct Environmental Site Assessment to sample soils, ground-gas and groundwater	EC/LA	Issue of ESA report	December 2014
HHG 2.2	Prepare Verification Plan to establish site criteria for materials, responsibilities, frequency of verification testing and how non conformities will be managed	EC/LA	Issue of Implementation Plan	Spring 2017
HHG 2.3	Undertaken onsite verification via lab testing to provide evidence for closure of contamination related conditions of planning.	EC/LA	Issue of Remedial Verification Reports	Spring 2017 – Summer 2017
HHG 2.4	Previously unidentified contamination to be managed via generation of Discovery Strategy	DC/PC/EC	Site diary, Site meetings	Spring 2017 – Autumn 2017
HHG 2.5	Appropriate PPE and site practices for all site worker working on potentially contaminated land	DC/PC	Health and Safety Plan	Spring 2017 – Summer 2017

4.3 NOISE AND VIBRATION (NV)

Reference	Action	Responsibility	Evidence	Target date
Objectives				
NV 1.1	To minimise noise levels generated during redevelopment. Ensure that agreed threshold is not exceeded at site boundary	PC / DC/CDMPD	Health and Safety Plan	Spring 2017 – Winter 2018
NV 1.2	To minimise vibration generated during demolition and construction	PC / DC	Site diary, Site meetings	Summer 2017 – Winter 2018
Control measures				
NV2.1	Phasing the works to maximise the benefit from perimeter structures	PC / DC	Site meetings	Spring 2017 – Winter 2018
NV 2.2	Any compressors brought onto site should be silenced or sound reduced models fitted with acoustic enclosures	PC / DC	Inductions	Summer 2017 – Winter 2018
NV 2.3	All pneumatic tools should be fitted with silencers of mufflers	PC / DC	Inductions	Summer 2017 – Winter 2018
NV 2.4	Deliveries should be programmed to arrive during daytime hours only. Care should be taken when unloading vehicles to minimise disturbance to local residents	PC / DC	Site diary, Site meetings Inductions	Spring 2017 – Winter 2018
NV 2.5	Delivery vehicles should be prohibited from waiting within the proposed development with their engines running	PC / DC	Inductions	Spring 2017 – Winter 2018
NV 2.6	All plant items should be properly maintained and operated according to the manufacturers' recommendations in such a manner as to avoid causing excessive noise. All plant should be sited so that the noise impact at the nearby noise-sensitive receptors in minimised	PC / DC	Inductions, RA and MS	Spring 2017 – Winter 2018
NV 2.7	Local hoarding, screens or barriers should be erected as necessary to shield particularly noisy activities	PC / DC	Site meetings	Spring 2017 – Winter 2018
NV 2.8	Problems concerning noise from construction works can sometimes be avoided by taking a considerate and neighbourly approach to relations with local residents. Works should not be undertaken outside of the hours agreed with the local authority	PC / DC	Site diary, Induction, Meetings	Spring 2018 – Winter 2017
NV 2.9	For vibration effects, a watching brief will be implemented with vibration measurements taken as necessary	PC / DC	Site diary Induction Meetings	Summer 2017 – Winter 2018

4.4 AIR QUALITY (AQ)

Reference	Action	Responsibility	Evidence	Target date
Objectives				
AQ 1.1	Minimise the dust and emissions arising from demolition and construction activities	PC / DC/CDMPC	Health and Safety Plan	Summer 2017 – Winter 2018
AQ 1.2	Comply with Air Quality targets for region	PC / DC/EC	Site diary, ongoing monitoring strategy	Spring 2017 – Winter 2018
Control measures				
AQ 2.1	Erect appropriate site barriers at site boundary	PC / DC	Site diary	Spring 2017 – Winter 2018
AQ 2.2	Effective vehicle cleaning on leaving site	PC / DC	Site diary, Site meetings	Spring 2017 – Winter 2018
AQ 2.3	Sheeting containers, including during transportation	PC / DC	Site diary, Site meeting	Spring 2017 – Winter 2018
AQ 2.4	No unauthorised burning of any material anywhere on site	PC / DC	Inductions, Site diary	Spring 2017 – Winter 2018
AQ 2.5	Covering or vegetating completed earthworks as soon as is practicable	PC / DC	Inductions, Site diary	Spring 2017 – Winter 2018
AQ 2.6	Haulage routes to have appropriate speed limit in place	PC / DC	Site diary	Spring 2017 – Winter 2018
AQ 2.7	Minimising the surface area of stockpiles to reduce the area exposed to wind pick-up	PC / DC	Site diary, Inductions	Spring 2017 – Winter 2018
AQ 2.8	Using dust-suppressed tools for all operations	PC / DC	Inductions, RA and MS	Spring 2017 – Winter 2018
AQ 2.9	Ensuring that all construction plant and equipment is maintained in good working order and not left running when not in use	PC / DC	Inductions, RA and MS	Spring 2017 – Winter 2018
AQ 2.10	Restricting on-site movements to well within site and not near the perimeter, if possible	PC / DC	Inductions	Spring 2017 – Winter 2018
AQ2.11	All non road machinery should use fuel equivalent to ultra low sulphur diesel	PC / DC	Inductions	Spring 2017 – Winter 2018

4.5 TRAFFIC (T)

Reference	Action	Responsibility	Evidence	Target date
Objectives				
T 1.1	Ensure sufficient environmental and public protection to offset any significant effects which might otherwise arise as a result of the construction of the proposed development	PC	Meeting minutes or equivalent record, Site inspections	Spring 2017 – Winter 2018
Control measures				
T 2.1	Access routes to and from the development Site by HGVs will be agreed with the highways authority prior to initiation of the construction programme	CL / PC	Meeting minutes or equivalent record, Site inspections	Spring 2017 – Winter 2018
T 2.2	Loading and unloading of materials and equipment will occur within the Site boundary wherever possible, minimising the likelihood of congestion on highways surrounding the Site	PC	Inductions, Site inspections	Spring 2017 – Winter 2018
T 2.3	Consolidating deliveries where feasible	PC	Inductions, Site inspections	Spring 2017 – Winter 2018
T 2.4	Using a system of 'just in time' deliveries	PC	Inductions, Site inspections	Spring 2017 – Winter 2018
T 2.5	Setting of specific delivery dates and collection times, where feasible	PC	Inductions, Site diary	Spring 2017 – Winter 2018
T 2.6	A requirement for authorisation when visiting the site via vehicles	PC	Inductions, Site diary	Spring 2017 – Winter 2018
T 2.7	Safely maintaining pedestrian access around the site perimeter	PC	Inductions, Site inspection	Spring 2017 – Winter 2018
T 2.8	Appropriate planning and liaison with highways authority for possible weekend closures of local roads required to establish and remove or deliver large items of building plant	CL / PC	Meeting minutes or equivalent record	Spring 2017 – Winter 2018
T 2.9	Appropriate planning and liaison with highways authority for possible closures of local roads in relation to road works and car park works	CL / PC	Meeting minutes or equivalent record	Spring 2017 – Winter 2018
T 2.10	Any local traffic management measures for site access will be agreed with LA	CL / PC	Meeting minutes or equivalent record	Spring 2017 – Winter 2018
T 2.11	Provision of suitable wheel-washing facilities at site exits where necessary	PC	Site inspection	Spring 2017 – Winter 2018
T 2.11	Suitable means will be used to protect highways in the vicinity of the Site from any site-generated matter	PC	Site inspection	Spring 2017 – Winter 2018
T2.12	On road vehicles to comply with current best practice on vehicle emissions.	PC	Inductions, Site diary	Spring 2017 – Winter 2018

4.6 WASTE MANAGEMENT (WM)

Reference	Action	Responsibility	Evidence	Target date
Objectives				
WM 1.1	To minimise waste production	EC / CL / PC / DC	SWMP	Spring 2017 – Winter 2018
WM 1.2	To maximise waste reuse, recycling and recovery	EC / CL / PC / DC	SWMP	Spring 2017 – Winter 2018
WM 1.3	To minimise waste sent to landfill	EC / CL / PC / DC	SWMP	Spring 2017 – Winter 2018
Control measures				
WM 2.1	The appointment of a Waste Manager to oversee waste management measures	IHL	Contracts	Spring 2017 – Winter 2018
WM 2.2	Implementation of a Site Waste Management Plan	EC / CL / PC / DC	SWMP, Site inspections	Spring 2017 – Winter 2018
WM 2.3	Implementation of a Materials Management Plan for the reuse of site won materials	EC / PC	MMP	Spring 2017 – Winter 2018
WM 2.4	Implementation of model pre-tender, tender and contracts clauses	CL	Contracts	Spring 2017 – Winter 2018
WM 2.5	Implementation of designated Waste Management Zone	PC / DC	SWMP, Site inspections	Spring 2017 – Winter 2018
WM 2.6	Implementation of colour coded waste containers to aid segregation Training / tool box talk for all site workers	PC / DC	SMWP, Site inspections	Spring 2017 – Winter 2018
WM 2.7	Regular monitoring and review of waste targets and KPIs	EC / CL / PC / DC	SMWP, Project meetings	Spring 2017 – Winter 2018
WM 2.7	Ensure all permits, licenses and Duty of Care requirements are adhered to.	EC / CL / PC	SWMP, MMP	Spring 2017 – Winter 2018

4.7 PREVENTION OF POLLUTION (PP)

Reference	Action	Responsibility	Evidence	Target date
Objectives				
PP 1.1	Avoid causing pollution to air, water, or land	CL	Site diary, Site inspections	Spring 2017 – Winter 2018
PP 1.2	Comply with relevant environmental legislation	CL	Site diary, Site inspections	Spring 2017 – Winter 2018
Control measures				
PP 2.1	Review the site drainage regime and seal entrances to surface drains to prevent uncontrolled discharges	PC / DC	Drainage Plan, Site inspections	Spring 2017 – Winter 2018
PP 2.2	Ensure Spill Kits are available and that site workers know how to use them	PC / DC	Inductions, Site inspections	Spring 2017 – Winter 2018
PP 2.3	If unexpected contamination is identified contact the project environmental representative for advise	PC / DC	Discovery Strategy, Site inspections	Spring 2017 – Winter 2018
PP 2.4	Ensure all contractor and risk assessments and method statement take account of relevant Environment Agency Pollution Prevention Guidelines	PC	RA and MS	Spring 2017 – Winter 2018
PP 2.5	Special care will be taken during deliveries, particularly when hazardous materials are involved. Deliveries will be supervised at all times, tanks and containers will be labelled with the nature and volume of their contents, and the levels will be checked before delivery to prevent overfilling.	PC	Inductions, RA and MS, Site inspections	Spring 2017 – Winter 2018
PP 2.6	Loading and unloading areas will be drained to the foul sewer. If not this is not possible they will be clearly marked and isolated from the surface water drainage system, either by catch-pits or sumps with isolating valves. Cut-off valves in the drainage system and raised kerb surrounds may be needed. Delivery pipes should be fitted with automatic cut-off valves to prevent overfilling.	PC / DC	Inductions, RA and MS, Site inspections	Spring 2017 – Winter 2018
PP 2.7	Lockable valves and trigger guns will be fitted on all storage tanks, fences will be secure, and doors and gates kept locked. Where possible, materials should be stored under cover and potential pollutants should be transferred into safe storage without delay.	PC / DC	Inductions, RA and MS, Site inspections	Spring 2017 – Winter 2018
PP 2.8	All discharges to the foul sewer will be subject to an appropriate discharge consent or trade effluent discharge consent	PC / DC / PER	Inductions, RA and MS, Site inspections	Spring 2017 – Winter 2018
PP 2.9	All wastes produced will be managed in accordance the control measures shown in Section 4.6	PC / DC / PER	Inductions, RA and MS, Site inspections	Spring 2017 – Winter 2018
PP 2.10	Any disturbance of land contamination will be managed in accordance with the control measures shown in Section 4.2	PER	Inductions, RA and MS, Site inspections	Spring 2017 – Winter 2018

PP 2.11	All fuel, oil and chemical storage will be sited on an impermeable base within a bund and secured in accordance with the requirements of PPG2	PC / DC	Inductions RA and MS, Site Inspections	Spring 2017 – Winter 2018
PP 2.12	Leaking or empty oil drums will be removed from the site immediately and disposed of via a licensed waste disposal contractor	PC / DC	Inductions, RA and MS Site inspections,	Spring 2017 – Winter 2018
PP 2.13	The contents of any tank should be clearly marked on the tank, and a notice displayed requiring that valves and trigger guns be locked when not in use	PC / DC	Inductions, RA and MS Site inspections	Spring 2017 – Winter 2018
PP 2.14	Before any tank and piping is moved or perforated at the end of a contract or particularly during demolition works, all contents and residues must be emptied by a competent operator for safe disposal.	PC / DC	Inductions, RA and MS Site inspections	Spring 2017 – Winter 2018
PP 2.15	Silty water arising e.g. from excavations, exposed ground, stockpiles, plant and wheel washing and site roads will not be pumped directly into a river, stream or surface water drain	PC / DC	Inductions, RA and MS Site inspections	Spring 2017 – Winter 2018
PP 2.16	Wheel washes and plant washing facilities will be securely constructed with no overflow and the effluent will be contained for proper treatment and disposal. A detailed guidance note on the use of pressure washers is available in PPG13.	PC / DC	Inductions, RA and MS	Spring 2017 – Winter 2018
PP 2.17	Roads will be regularly brushed or scraped to minimise dust and mud deposits. In dry weather dust suppression measures may be required.	PC / DC	Inductions, RA and MS, Site inspections	Spring 2017 – Winter 2018
PP 2.18	Where possible water will be prevented from entering excavations. Where appropriate cut-off ditches to prevent entry of surface water and well point dewatering or cut-off walls use of the corner of the excavation as a pump sump and avoid disturbing that corner will be used. Personnel or plant will not be allowed to disturb water in the excavation.	PC / DC	Inductions, RA and MS, Site inspections	Spring 2017 – Winter 2018
PP 2.19	Refuelling of mobile plant will be supervised at all times and undertaken in a designated area, preferably on an impermeable surface and away from any drains or watercourses. All refuelling equipment will be regularly maintained.	PC / DC	Inductions, RA and MS, Site inspections	Spring 2017 – Winter 2018
PP 2.20	Care will be taken to ensure all works involving concrete and cement especially if working near a river, stream or surface water drain do not involve an accidental release. Suitable provision will be made for the washing out of concrete mixing plant or ready mix concrete PC / DC lorries. Such washings will not be allowed to flow into any drain or watercourse.	PC / DC	Inductions, RA and MS, Site inspections	Spring 2017 – Winter 2018
PP 2.21	Inclusion of an incident response plan in Health and Safety Plan to include: contact details of emergency services and regulator, site details, site drainage plans, chemical inventory, emergency procedures	DC/PC/CDMC	Health and Safety Plan	Spring 2017 – Winter 2018

4.8 COMMUNITY RELATIONS (CR)

Reference	Action	Responsibility	Evidence	Target date
Objectives				
CR 1.1	Minimise the environmental impact & potential disturbance to the residents of the existing community as the project progresses	CL	Comment /concern log	Spring 2017 – Winter 2018
Control measures				
CR 2.2	Keep the local community informed of progress with the project	CL	News Paper articles, Parish News, Local Meetings	Spring 2017 – Winter 2018
CR 2.2	Display a contact board at the site entrances with contact details for the PC and other relevant key contacts	CL	Display board	Spring 2017 – Winter 2018
CR 2.3	Establish a system for taking, recording and responding to comments or concerns in a Register of CMP Actions	PC / CL	Comment / concern log	Spring 2017 – Winter 2018
CR 2.4	Maintain good housekeeping standards	PC / DC	Site inspections	Spring 2017 – Winter 2018

5.0 REQUIREMENTS OF MANAGEMENT CONTROL PLANS

5.1 MANAGEMENT OF CONTAMINATION

There is a requirement under the planning regime for the site to be made suitable for use with respect to contamination, such measures are undertaken to identify and if necessary remediate the site to an acceptable level. The following legislation and guidance is to be followed for Contamination:

- National Planning Policy Framework. 2012.
- Contaminated Land Report 11. Model Procedures for the Assessment of Contaminated Land. 2004.

The site specific management control plan for Contamination is presented in Appendix B.

5.2 MANAGEMENT OF NOISE AND VIBRATION

Noise nuisance is included within Part III of the Environment Protection Act 1990. The following legislation and policy is to be followed for Noise and Vibration:

- BS5228-1/2: Code of Practice for Noise and Vibration Control. 2009

The site specific management control plan for noise and vibrations is presented in Appendix C.

5.3 MANGEMENT OF AIR QUALITY

The following legislation and policy is to be followed for Air Quality:

- UK Air Quality Standard Regulations 2007
- Occupational Exposure Limits. Health and Safety Executive EH40
- Local Air Quality Management Plans

Dust can be generated from a number of on site practices which include:

- Demolition
- Crushing of materials on site
- Movement of waste materials
- Groundworks and stockpiling of materials
- Dust on roads

The Site Management Control Plan for Air Quality is presented in Appendix D.

5.4 MANAGEMENT OF WASTE MATERIALS

The following legislation and policy is to be followed for the Management of Waste:

- Site Waste Management Plan Regulations 2008 (withdrawn)
- Environmental Permitting Regulations 2008
- Duty of Care Regulations 1991
- List of Waste Regulations 2005
- Hazardous Waste Regulations 2005
- Planning Policy Statement 10 for Sustainable Waste Management 2005
- UK Waste Strategy 2007
- Code for Sustainable Developments 2008
- Demolition Protocol Institute of Civil Engineers 2008
- CL:AIRE Definition of Waste. Industry Code of Practice. 2008

Site Waste Management Plan (SWMP) 2008 regulations have been withdrawn and are no longer mandatory. However, by incorporating SWMP into the construction programme, it will be able for the client to demonstrate compliance with various sustainability construction schemes, such BREEAM.

The Site Management Control Plan for Waste is presented in Appendix E.

5.5 MANAGEMENT OF TRAFFIC AND VEHICLE MOVEMENTS

The following legislation and policy is to be followed for Travel and Vehicle Movements:

- Local Authority Traffic Plans
- Adoption of “TravelWise” national campaign

The Site Management Control Plan for Traffic and Vehicle Movement is presented in Appendix F.

5.6 MANAGEMENT OF HEALTH AND SAFETY, PREVENTION OF POLLUTION

The site is a notifiable project as defined under the Construction (Design & Management) Regulations 2015 (‘CDM Regulations’).

The CDM Regulations define the responsibilities for the project design and construction health and safety obligations of the Client and Principal Contractors. The CDM Regulations require the appointment of a CDM Coordinator to advise the client and facilitate and support the health and safety aspects of the construction works. The requirements extend to the establishment and maintenance of a Health and Safety File for the duration of construction works. A copy of the Principal Contractor’s Health and Safety Incident Response and Emergency Action Plan will be presented prior to the start of the works on site.

The CDM Regulations require all contractors and subcontractors to provide design risk assessments and detail activity specific construction method statements & risk assessments for the implementation of the works.

The CDM requirements of the project will provide a legal framework which should be implemented in parallel with the CMP. The Client will appoint a CDM co-ordinator for the project to ensure compliance with the CDM Regulations.

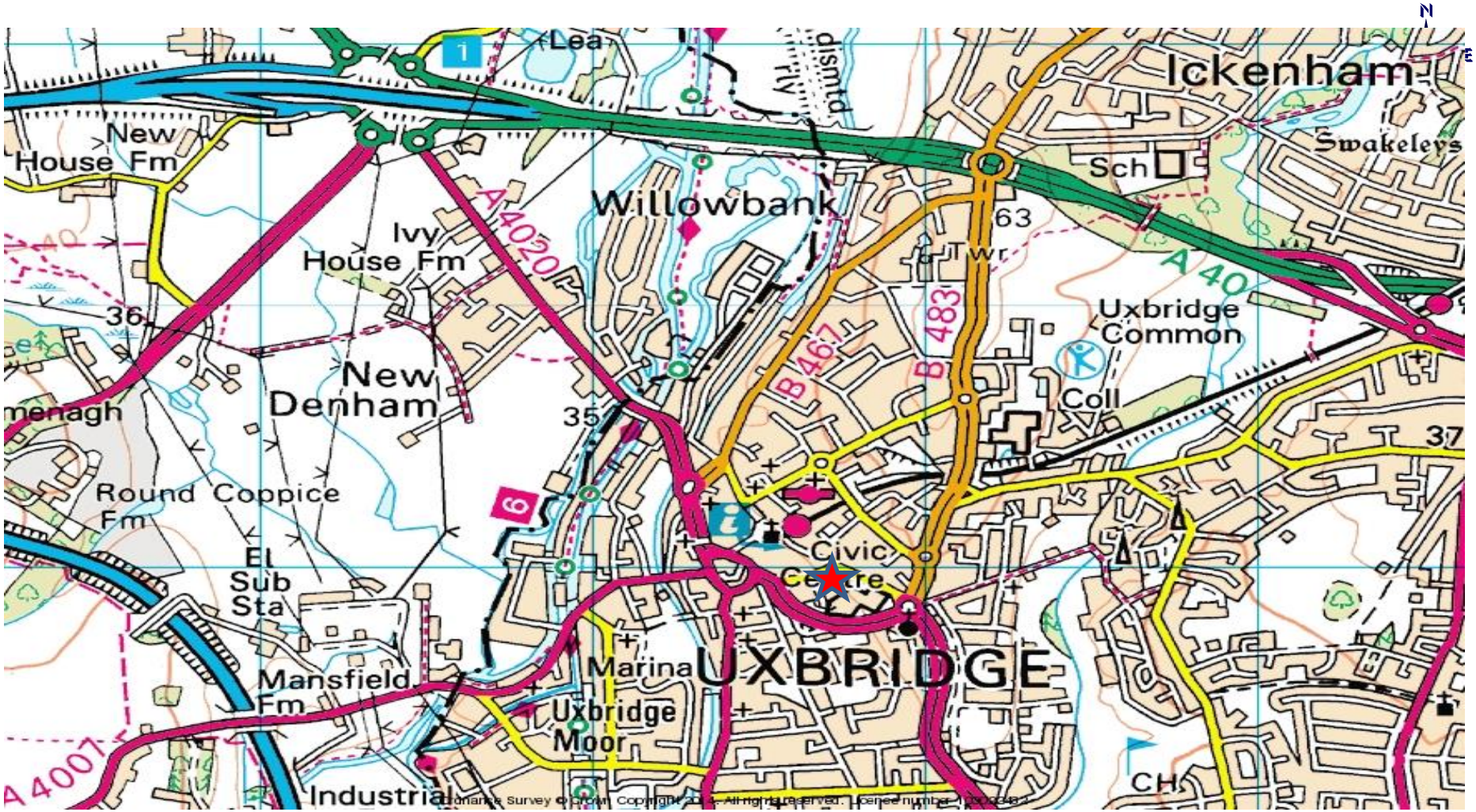
5.7 MANAGEMENT OF COMMUNITY RELATIONS

There is a requirement for the contact details for the Client and Principal Contractor to be clearly identified on a main sign located at the site entrance.

A CMP Register of Actions will be in place during the redevelopment that will record the action, responsibility, evidence, target data and close date. As such it will regularly updated by the Principal Contractor.

A copy of the CMP Action form and the location of the main sign are provided in Appendix G.

FIGURES

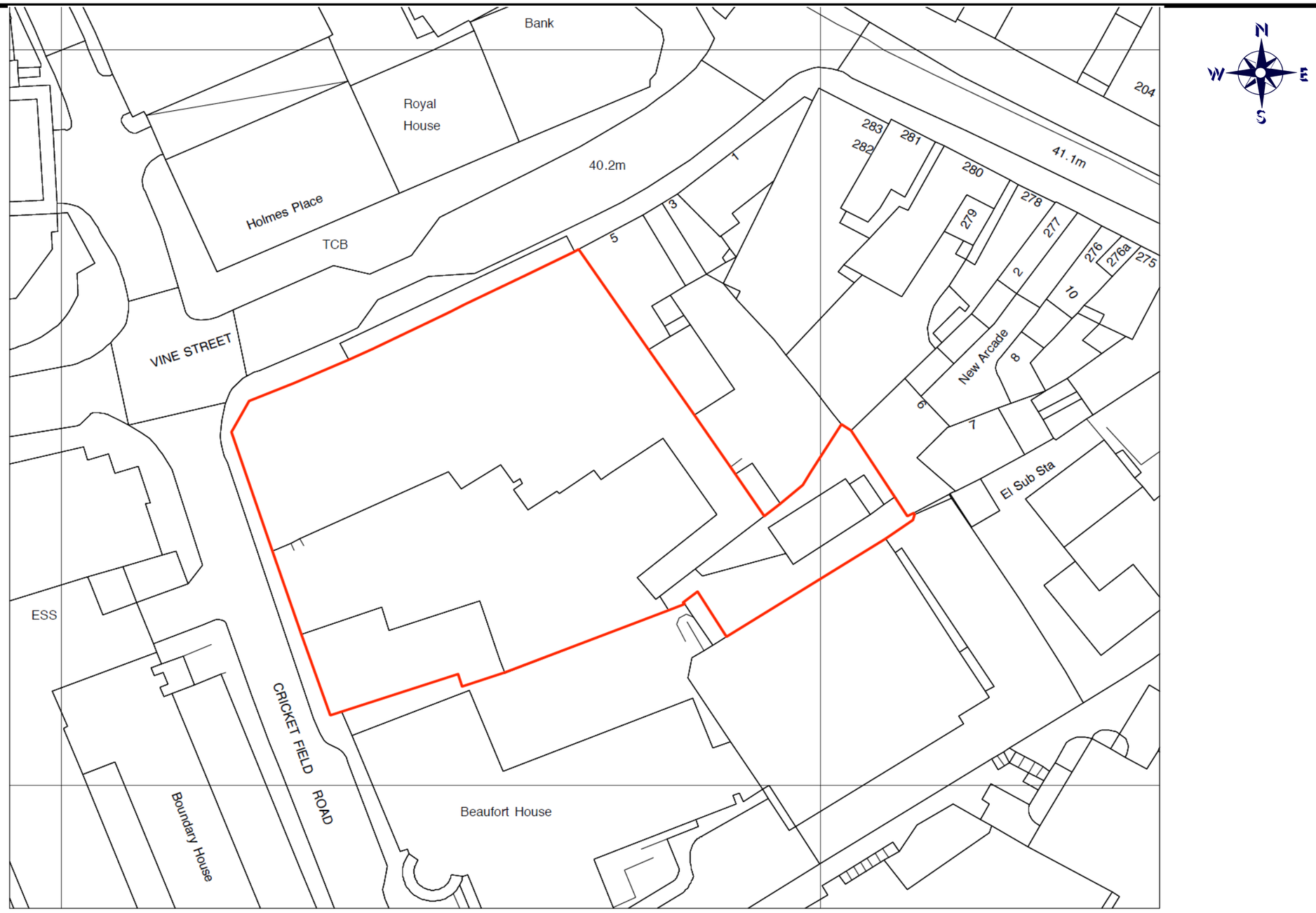


Site Location

Job No. 20621

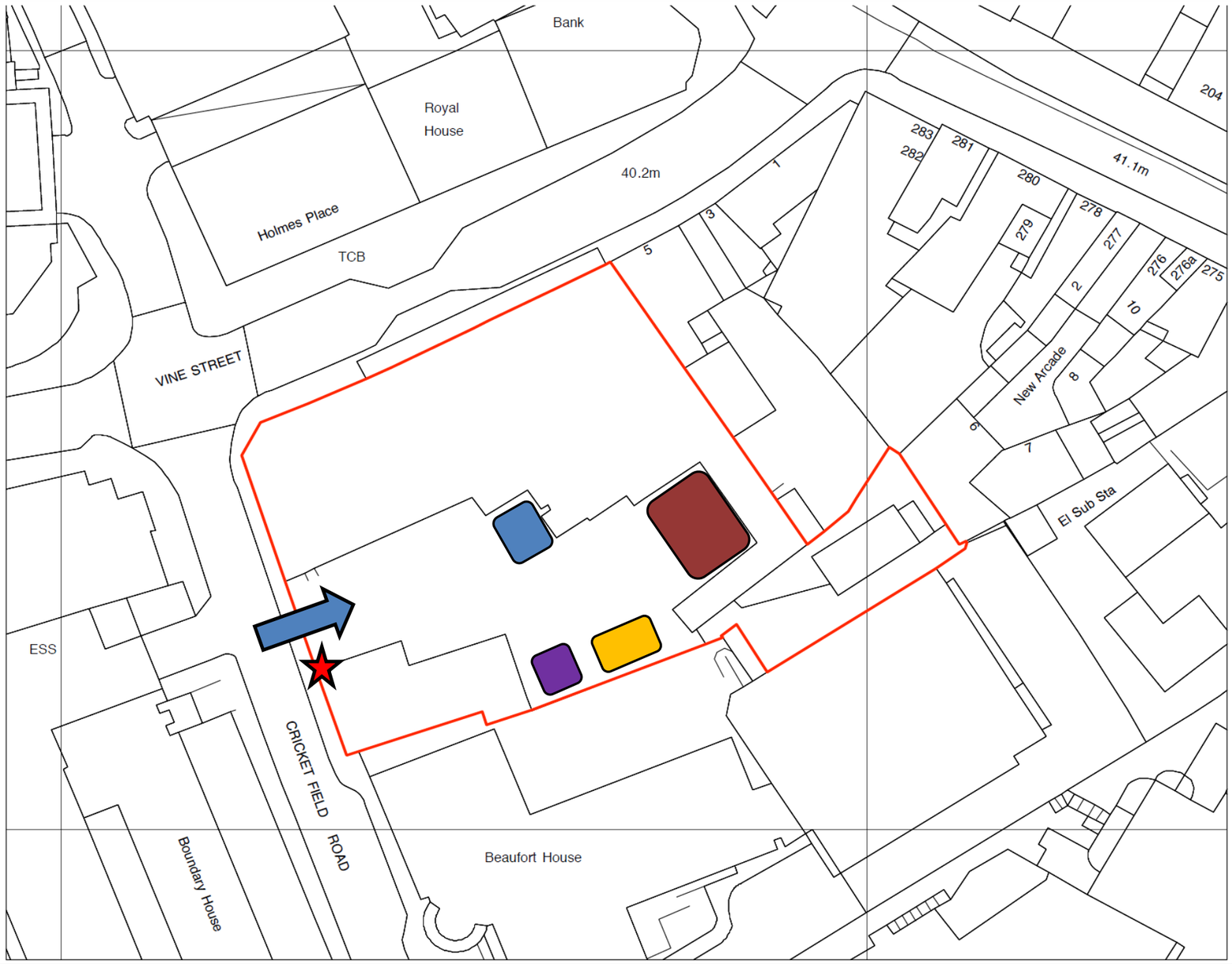
Site Location Plan

Figure 1



Plan taken from Inland Homes, Second Pre-Application Design Document, December 2015

Plan provided by client



LEGEND

- Site Office
- Site Won Material
- Signage
- Car Parking
- Storage Compound
- Vehicle Movements

APPENDIX A
LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

Inland Ltd (the client) has requested that a Construction Management Plan be performed for Randalls Department Store, Uxbridge. UB8 1RS, to provide information to permit formulation of an opinion as to the potential for risks to human health & controlled waters posed by identified substances of concern.

The Construction Management Plan was conducted and this report has been prepared for the sole use and reliance of the Client. This report shall not be relied upon or transferred to any other parties without the express written authorisation of WDE Consulting Ltd (WDE). If an unauthorised third party comes into possession of this report, they rely on it at their peril and the authors owe them no duty of care and skill.

The findings and opinions conveyed via this Construction Management Plan report are based on information obtained from a variety of sources as detailed within this report, and which WDE believes are reliable. Nevertheless, WDE cannot and does not guarantee the authenticity or reliability of the information it has relied upon.

The report represents the findings and opinions of experienced geo-environmental consultants using current best practice and guidance. These opinions are therefore subject to change as regulations/guidance/policy/best practice are revised in the future and may therefore need to be reappraised in light of revisions to regulations/guidance/policy/best practice. WDE does not provide legal advice and the advice of lawyers may also be required.

The Client is advised that the conditions stated within reports supplied to WDE are subject to change. Certain indicators of the presence of hazardous substances may have been latent at the time of the most recent site reconnaissance and may subsequently have become observable.

It is possible that WDEs research, while fully appropriate for a Construction Management Plan, failed to indicate the existence of important information sources. Assuming such sources actually exist, their information could not have been considered in the formulation of WDE findings and opinions.

Certain indicators or evidence of hazardous substances may have been outside the very limited portion of the subsurface investigated or monitored, latent at the time of this work or only partially intercepted by the works and thus their full significance could not have been appreciated. Groundwater levels are particularly susceptible to variations due to seasonal or other effects. Any comments on groundwater conditions are based on observations and analyses made by third parties at the time the site work was carried out. Accordingly, it is possible that WDEs work, whilst fully appropriate for a Construction Management Plan failed to indicate the presence or significance of hazardous substances. Assuming such materials present a hazard, their presence could not have been considered in the formulation of WDEs findings and opinions. The subsurface geological profiles and other plots are generalised by necessity and have been based on the information found at the locations of the exploratory holes and depths sampled and tested.

Any interpretation of the results of the Construction Management Plan have been based on the proposed site usage and the findings are not valid should the proposed land use and/or the regulatory regime/guidance change. Where interpretation is based on public domain guidance/protocols/models/software/code, WDE is not liable for errors in the guidance/protocols/models/software/code.

WD Environmental Limited believes that providing information about limitations is essential to help the client identify and thereby manage their risks. These risks can be mitigated, but they cannot be eliminated, through additional research. WDE will on request, advise the client of the additional research opportunities available, their impact on risk, and their cost.

In preparing this report, it has been assumed that all past and present occupants have provided all relevant and other information, especially relating to known or potential hazards. This report is not required to identify insufficiencies or mistakes in the information provided by the user/owner or from any other source, but has sought to compensate for these where obvious in the light of other information.

The work is also subject to WDEs standard terms and conditions.

APPENDIX B

Site Environmental Control Plan for Contamination

SITE MANAGEMENT CONTROL PLAN
CONTAMINATION

INTRODUCTION

The investigations and assessment undertaken to date have identified an elevated groundwater hydrocarbon plume within the vicinity of a historical diesel tank that is likely to require remedial actions. The Remedial Strategy will establish the criteria for site won and imported materials for various scenarios, along with the methods for verification and any mitigation measures that will be required. Adequate methods and provisions will need to be in place for the protection of onsite personnel.

WORK ACTIVITIES

Site activities that will be undertaken onsite are summarised in Table B.1 along with a qualitative assessment of the potential risk from contamination.

Table B.1 - Construction Site Activities (Contamination)

Construction Site Activities	Qualitative Risk Category	Intervention/Monitoring Required
Enabling works including demolition	Medium	✓
Remediation/Groundworks	High	✓
Deep penetrative foundations (piling)	High	✓

GENERAL CONTROL MEASURES

Contractors associated with Remedial/Groundworks will need to be aware of the presence of contaminants below the surface and have appropriate protective measures in place. These will need to include the following:

- On site washing facilities
- Use of appropriate PPE
- Establishing specific eating, drinking and smoking areas on site
- Adoption of a Discovery Strategy for Contamination

The Discovery Strategy will present the procedures in the event that previously unidentified contamination is encountered during the construction programme.

MONITORING AND MEASUREMENT

There may need to be monitoring of hydrocarbon vapours during the Remedial/Groundworks phase using a PID to ensure that the volatile trigger value is not exceeded.

The Environmental Consultant will need to undertake regular visits to site during the remedial/groundworks phases to obtain verification samples of soils and groundwater for laboratory testing. The results of the soil testing will be used for provide evidence for their suitability for reuse on site, or in the event of offsite disposal, for waste classification. Groundwater laboratory testing will also be obtained to ensure that compliance is made with the adopted groundwater criteria.

SPECIFIC CONTROL MEASURES

The project shall not exceed the following volatile trigger concentrations at the site boundaries: -

- 20ppm

RECORD KEEPING

The Principal Contractor is to keep a daily site diary, noting operations undertaken and any observable adverse environmental effects. All emergencies or complaints are to be recorded on the CMP Record Sheet presented in Appendix G along with the relevant actions that have been undertaken.

The Environmental Consultants verification testing will form part of the Remedial Verification Report.

APPENDIX C

Site Environmental Control Plan for Noise and Vibration

SITE MANAGEMENT CONTROL PLAN
NOISE and VIBRATION

INTRODUCTION

The issues associated with noise and vibration along with the basic precautions and monitoring requirements covered in the sections below. The site lies within a mixed residential/commercial area with occupied properties in the north and east.

Competent contractors should be appointed with well-trained site operatives with plant in a good state of repair. Both noise and vibration will need to comply with the requirements included within Section 4.2.

WORK ACTIVITIES

Site activities that will be undertaken onsite are summarised in Table C.1 along with a qualitative assessment of the risk.

Table C.1 - Construction Site Activities (Noise and Vibration)

Construction Site Activities	Qualitative Risk Category	Intervention/Monitoring Required
Enabling works including demolition	High	✓
Remedial works/Groundworks	Medium	**X** (unlikely)
Deep penetrative foundations (piling)	High	✓
Transportation and logistics of waste and construction materials on and off site	Low	**x**
Mobile plant movement and use of construction equipment	Low	**x**
Movement of vehicles	Low	**x**
General construction activities	Low	**x**

GENERAL CONTROL MEASURES

- Excessively noisy/high vibration operations identified.
- Sensitive areas/receptors identified.
- Potential noise and vibration levels identified in risk assessments for specific activities.
- Use of well maintained (according to manufacturers guidelines), silenced plant.
- No plant shall be left running when not in use.
- Ancillary pneumatic equipment will be fitted with mufflers or silencers.
- Location of plant away from sensitive areas wherever possible, e.g. Residential Areas
- Use of additional screening during demolition/construction as necessary.
- Consider the use of acoustic screens and enclosures.
- Consider careful orientation of plant that emits sound strongly in one direction.
- Use of reversing alarms to be monitored.

SPECIFIC CONTROL MEASURES

The project shall not exceed the following noise levels at site boundaries: -

- 75dB$L_{Aeq,1hr}$

Vibration levels shall not exceed: -

- A peak particle velocity of 0.14mm/s as measured at site boundaries

Parties potentially affected by the construction operations will be informed prior to any operations taking place by:

- Public relations in association with the Local Authority
- Letter drops
- Visits to interested parties

MONITORING AND MEASUREMENT

Due to the sensitivity of the site the Demolition Contractor will be expected to undertake daily noise/vibration monitoring at the site boundaries, with additional actions undertaken as required. Should a particular high noise/vibration level be observed then further measures will need to be put in place, repositioning of the plant or an adjustment to the method.

During the construction programme, there is a requirement for boundary monitoring during deep penetrative foundations (i.e. piling). All of the other construction activities are considered to pose a low risk for noise/vibration with the Principal Contractor expected to keep a daily log of actions and the observable qualitative noise/ vibration levels. Should a particular high noise/vibration level be observed then further measures will need to be put in place, such as boundary monitoring, repositioning of the plant or an adjustment to the method.

During piling, there will need to be both noise and vibration monitoring undertaken at the site boundaries to ensure compliance with the adopted control limits. This will be undertaken by the piling contractor, with the results forwarded to the Principal Contractor.

IN THE EVENT OF EMERGENCY

Further information regarding Emergency procedures will be found in the Principal Contractors Health and Safety Plan.

RECORD KEEPING

The Principal Contractor is to keep a daily site diary, noting operations undertaken and any observable adverse environmental effects. All emergencies or complaints are to be recorded on the CMP Record Sheet presented in Appendix G along with the relevant actions that have been undertaken.

APPENDIX D

Site Environmental Control Plan for Air Quality

SITE MANAGEMENT CONTROL PLAN
AIR QUALITY

INTRODUCTION

The issues associated with Air Quality along with the basic precautions and monitoring requirements covered in the sections below. The site lies within a mixed residential and commercial area with occupied residential properties on the northern and eastern boundary, and commercial on the western and southern boundaries.

The site lies within a designated Air Quality Management Area for Hillingdon Borough Council. Additional measures will be required during the redevelopment programme to prevent any air quality issues.

WORK ACTIVITIES

Site activities that will be undertake on site are summarised in Table D.1 along with a qualitative assessment of the risk.

Table D.1 - Construction Site Activities (Dust)

Construction Site Activities	Qualitative Risk Category	Intervention/Monitoring Required
Demolition	High	✓
Remedial works/Groundworks	Medium	✓
Transportation and logistics of waste and construction materials on and off site	Low	x
Mobile plant movement and use of construction equipment	Low	x
Movement of vehicles	Low	x
General construction activities	Low	x

MONITORING OF AIR QUALITY

Monitoring of air quality will be required during demolition and remediation. It is recommended that four Frisbee Dust Gauges are located on each site boundary for directional and non-directional dust sampling. The dust stations will need to be established prior to demolition/remedial commencing, to establish a base line and then to be regularly monitored during the demolition and remedial phases. The threshold to be adopted[5] is as follows:

- 200mg/m^2/day

[5] London Best Practice Guide – Control of Dust and Emissions from Construction and Demolition for Urban Areas, and in the Environment Agency's TGN M17, March 2004.

GENERAL CONTROL MEASURES

Monitor weather reports to ensure appropriate dust suppression or road cleaning is available when required.

Mud on Roads

- Sweepers to be employed to clean roads where appropriate
- Banksmen to clear large debris immediately
- Only designated routes are to be used
- Wagons to be covered to prevent material being blown to road during transport
- Additional measures to be adopted (such as wheel washing) as required

Dust & Emissions

Haul Routes

- Select suitable haul routes away from sensitive area
- Good quality access track to be provided
- Damping down using water bowsers and sprays if required – however consideration must be given to proximity of drains
- All vehicles transporting materials to and from site will be sheeted to prevent dust and debris escape during transport

Plant

- Ensure exhausts do not discharge directly at the ground

Crushing of hardstanding (WRAP Quality Protocol)

- Shielded crushing area
- Shielded, separate areas for crushed concrete and graded material stockpiles
- Dust suppression system used when crushing material

Materials handling and storage

- Locate stockpiles out of the wind where possible
- Keep stockpiles to a minimum practicable height and use gentle slopes
- Damp down stockpiles using water misting/sprays as appropriate
- Store materials away from the site boundaries and downwind of sensitive areas. Note:

Materials should not be stored in close proximity to drains or water

- Waste will be stored in a designated area within the identified compound
- Use covered containers for waste wherever possible
- No burning of materials on site

In the event of a complaint in respect to any of the works at the site, however received, shall be directed to the Clients Community Liaison Manager who will be responsible for following the complaint through to resolution and initiating and necessary enforcement or corrective action.

SPECIFIC CONTROL MEASURES

Regular road cleaning to ensure vehicles do not track mud or debris onto public highways. Additional measures may need to be undertaken if required comprising wheel washing and lorry jet washing facilities on all site exits. The project is being constructed within a residential area, which currently comprises mostly hard standing. Similarly any haul routes will be sprayed and swept. This will also

allow delivery trucks to be kept relatively clean and significantly reduce the likelihood of dust on roads outside the site.

Cleaning of site roads will be carried out at minimum frequency of once per day, with the frequency to increase as necessary. It is important to recognise that this needs to be monitored consistently throughout the day, in light of site operations and weather conditions. However in dry conditions water spraying may be required at least twice per day.

Physical wooden barriers (hoarding) are to be in place around the site perimeter that will restrict the migration of dust into neighbouring properties. These are to comprise painted timber boarding, wooden posts and weather boarding.

Materials will be stored on site for reuse as appropriate. These will include crushed and reclaimed demolition materials. Stockpiles will require "watering down" during dry hot periods. The demolition stockpiles will be given special consideration and will be held in areas wherever possible out of the wind and kept to minimum practicable height. The stockpiles will be inspected daily for dust and when necessary dampened down. The handling of these stockpiles will be by conventional construction equipment, either a 360-degree excavator or front loader.

In the event that a crusher is require on site it will need Local Authority approval and hold a valid mobile license. Crushers create dust and for this reason it will need to be located in the central portion of the site, given the constraints of the site and construction activities. A competent contractor will manage the Crusher with competent and well-trained employees, using well-maintained equipment and dust suppression measures in place.

IN THE EVENT OF EMERGENCY

Further information regarding Emergency procedures will be found in the Principal Contractors Health and Safety Plan.

RECORD KEEPING

The Principal Contractor is to keep a daily site diary, noting operations undertaken and any observable adverse environmental effects. All emergencies or complaints are to be recorded on the CMP Record Sheet presented in Appendix G along with the relevant actions that have been undertaken.

ACTION RESPONSE

If 1 or more complaint is received then the following actions will be undertaken:

- Investigate complaint to confirm cause of dust (project activities or alternative source)
- Review activities
- Discuss with SHE Manager & Third Party Liaison
- Raise matter at Project Progress Meeting
- Complaints procedure will be implemented and records to be kept in the site office reception.

In the event that a complaint or concern is raised, an immediate review will be completed to determine what has caused the problem (site activities or other causes). This may include visual

inspections on dust levels and if valid then additional measures will be necessary which may include the following:

- Increased road cleaning/watering down of stockpiles
- Improvement to boundary fencing
- Installation of dust monitoring stations on site boundaries

In the event that the limits have been exceeded, the operation will be modified wherever possible and the dust levels rechecked from that operation to verify that the corrective action has been effective.

In the event that the dust levels have been exceeded, the complaint will be reviewed and discussions held with the third party to understand the problem further and evaluate whether the particular problem can be rectified or at least improved. Communication will be maintained in conjunction with the interested authorities.

APPENDIX E

Site Environmental Control Plan for Waste

SITE MANAGEMENT CONTROL PLAN
WASTE

WASTE MANAGEMENT STRATEGY

The construction team will encourage sustainable waste management during all phases. The Waste Strategy for the site is to have the following objectives:

- Comply with relevant waste management legislation and policy
- Reduce the amount of waste produced where feasible
- Segregate key waste streams for reuse, recycling and recovery
- Lower waste management costs to improve profit margins
- Select waste management options that are as high as possible on the UK waste management hierarchy
- Secure a competitive advantage through effective waste management
- Reduce the environmental impact of the waste arisings
- Set key performance indicators to measure whether the objectives have been met
- Set measurable and achievable waste management targets for the project
- Achieve a good practice standard for waste management as outlined in current WRAP guidance

The following hierarchy will be adopted when decided on managing waste materials:

1. Reduce
2. Reuse
3. Recycle
4. Recover

Only when there are none of the above options are available for waste, should offsite disposal at landfill be considered.

SITE WASTE MANAGEMENT PLAN

Following a comprehensive review by Government on regulation in December 2013, SMWPs are no longer compulsory for construction projects. However they can still be utilised as part of any BREEAM development and present significant opportunities to reduce waste production and waste to landfill. The SWMP will be used to plan, monitor and implement waste management decisions throughout the construction stages of the project. The SWMP will help optimise waste reduction, reuse, recycling and recovery solutions for all waste arisings during the demolition, remediation and construction phases.

GENERAL CONTROL MEASURES

The following control measures will be in place during the redevelopment works:

- Establishment of designated areas for waste storage

- Segregation of waste materials
- Appropriate covered containers are used for storage of waste
- All waste materials removed from site are done under duty of care documentation
- Only licensed carriers will be allowed to transport waste materials offsite
- Stockpiles of materials do not remain on site for longer than one year.
- The site should be kept in a clean manner with covered skips where possible to prevent dispersal. All sub-contractors will need to be inducted into the waste strategy requirements. The quantity of materials will be regularly updated within the SWMP by the waste champion, with a copy remaining on site at all times.

SPECIFIC CONTROL MEASURES

The following specific control measures will be in place throughout the construction.

- All duty of care documents are forwarded to the waste champion for inclusion within the SWMP.
- All destination of materials removed from site will be passed onto the waste champion for inclusion within the SWMP.
- Waste removed to waste transfer stations will require details of the % recycled to be forwarded to the waste champion for inclusions within the SWMP

IN THE EVENT OF EMERGENCY

Further information regarding Emergency procedures will be found in the Principal Contractors Health and Safety Plan.

RECORD KEEPING

The Principal Contractor is to keep a daily site diary, noting operations undertaken and any observable adverse environmental effects. All emergencies or complaints are to be recorded on the CMP Record Sheet presented in Appendix G along with the relevant actions that have been undertaken.

A copy of the SWMP will remain in the site office at all times and will be regularly updated by the Waste Champion. Complaints procedure will be implemented and records will be kept in the site office reception.

APPENDIX F

Site Environmental Control Plan for Traffic & Vehicles

SITE MANAGEMENT CONTROL PLAN
TRAFFIC AND VEHICLE MOVEMENTS

INTRODUCTION

The Site Management Control Plan for Traffic and Vehicle Movements is presented on Figure 4.

Traffic reduction measures are preferred to routing or increasing capacity. However, some increase in traffic volumes will be inevitable and this plan details the specific measures to mitigate these effects.

The principle materials for the project will be delivered by road together with the re-use of the demolition materials. Deliveries will take place over relatively long periods during the contract and at all times these will be scheduled to avoid peak times (before 9.00am and after 4.00pm Monday – Friday) where possible. In addition the on-site re-use of site won material will contribute to the reduction of vehicle movements.

The actual numbers of deliveries will be monitored to identify any peaks and minimise the impact. Deliveries or plant movements that are outside the normal permitted size of weight will be notified to the authorities. These will be identified in advance to allow liaison with interested parties.

ACCESS ROUTES

The access of all site construction traffic, including HGV's, to the construction site is likely to be via Cricket Field Road subject to agreement. The built up area is likely to require an approved traffic management plan for the control of construction traffic. Public access will be managed via a secure controlled boundary at the site boundary.

A log of regular drivers will be maintained, including records of agreements with organisations and the drivers to demonstrate their understanding of the prescribed access route. In the event of non-compliance, the subcontractor or supplier would be in breach of contract, allowing disciplinary action against individual drivers. Employees will be similarly advised to use the main access.

The hours of operation and maximum vehicle movements will be agreed with The Highways Authority and Police. The site itself has sufficient areas available for all lorries to be accepted directly, and no holding areas will be required. Access to the site for deliveries will therefore be made available out of normal working hours if required.

SITE PARKING AND STORAGE OF PLANT AND MATERIALS

The areas for parking of vehicles and for the site compound are to be in the eastern portion of the site. These might need to be adjusted during the development programme as appropriate.

SITE ACCESS

The main site access will allow all vehicles to enter the site in a forward direction. In the unlikely event that reversing is required, a competent banksman will be in attendance at all times. The site will be laid out to provide marshalling areas for vehicles, such that off-site holding areas will not be

required. Deliveries will be scheduled with the main suppliers to ensure that overnight parking takes place in recognised facilities.

MUD ON ROADS

The site area is currently covered mostly by hard-standing and the materials to be used for construction will predominantly be of a granular nature. Strict measures will be enforced in accordance to the planning condition, to avoid the environmental nuisance of mud on roads.

These measures will include but are not limited to:

- Use of an approved mechanical road sweeper to clean the site of any mud or debris deposited by site vehicles within the vicinity of the site. The road sweeper is to be available whenever needed and will be properly used and maintained.
- Banksmen to clear large debris immediately
- Only designated traffic routes are to be used
- Wagons to be covered to prevent material being blown to road during transport
- Sheeting of vehicles carrying waste materials from site
- Measures will be taken to ensure that mud and detritus is not swept into gullies.
- On site traffic and delivery traffic will be kept separate to further reduce the amount of mud on the roads.

Additional measures may need to be undertaken if required, comprising wheel washing and lorry jet washing facilities at the site exit.

AVOIDANCE OF DUST

Refer to Appendix D for further details of dust management. Specific issues relating to vehicles entering and leaving the site will include:

- Easily cleaned hardstanding areas for vehicles.
- Maintain haul roads and hardstanding by regular brushing and water spraying.
- All vehicles carrying soil and other dusty materials to be fully sheeted.
- Enforce site speed limits.

VEHICLE EMISSIONS

All construction vehicles are required to comply with relevant European standards. Suppliers and drivers are required to:

- Switch off their vehicle’s engine when stationary to prevent exhaust emissions.
- Maintain vehicles including engines in tune and catalysts working efficiently.
- All vehicles used by contractors must comply with MOT emission standards at all times.

WASTE REMOVAL

The removal of waste products from site will be minimised by recycling of excess materials wherever possible. The removal of waste is covered by a site waste management plan. Loads will only be

deposited at licensed tips or designated. To demonstrate the correct depositing of excavated material and to prevent the occurrence of fly-tipping, a waste ticket system will be operated.

MONITORING

As part of the ongoing process for ensuring that impacts due to construction traffic are minimised, a forum will be established between the relevant stakeholders, including the Principle Contractor, Local Authority and the Police.

The forum would act as the body responsible for focusing on the impacts of traffic, providing early warning of forthcoming events, to overcome any difficulties that have arisen or that may arise and to summarise any public complaints.

IN THE EVENT OF EMERGENCY

Further information regarding Emergency procedures will be found in the Principal Contractors Health and Safety Plan.

RECORD KEEPING

The Principal Contractor is to keep a daily site diary, noting operations undertaken and any observable adverse environmental effects. All emergencies or complaints are to be recorded on the CMP Record Sheet presented in Appendix G along with the relevant actions that have been undertaken.

APPENDIX G

Site Management Control Plants – Community Relations

SITE MANAGEMENT CONTROL PLAN
COMMUNITY RELATIONS

For this site, the signage will be placed at entrance onto the site from Cricket Field Road, as indicated on the plan below and in Figure 4:

A copy of CMP Register of Actions is attached.