CONSTRUCTION MANAGEMENT PLAN

Unit 1, Victoria retail park, Victoria road, South Ruislip

Application Reference:	50209/APP/2026/372
Local Planning Authority:	London Borough of Hillingdon
Development:	Victoria retail park, Victoria road, South Ruislip
Client:	Marks and Spencer
Principal Contractor	Wates Smartspace
Principal Designer	Whittam Cox Architects
Revision	Rev -
Date	October 2026

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1.0 Introduction

This Construction Management Plan (CMP) has been prepared by Wates Smartspace limited to discharge Condition 4 of planning permission 50209/APP/2026/372, granted by the London Borough of Hillingdon on 22 September 2026.

The development comprises Continuation of use as a retail unit (Class E(a), including food sales), with external alterations to the front, rear and side elevations of the unit, demolition of the existing garden centre lean-to structure, provision of plant area, installation of new trolley bays in car park, cycle parking and other associated works.

Construction impacts are mostly the removal of the existing cladding and roof and its replacement prior to the internal fit out of the retail unit.

The CMP has been prepared in accordance with the requirements of the London Borough of Hillingdon and reflects relevant planning policies from the Hillingdon Local Plan and the NPPF.

This document addresses each of the seven matters required by Condition 4 of application 50209/APP/2026/372

I. The phasing of demolition and construction works;
II. The hours during which demolition and construction works shall take place;
III. Construction vehicle routing to and from the site, including measures to minimise construction vehicle movements during peak periods;
IV. Arrangements for the loading and unloading of plant and materials;
V. Parking arrangements for contractors and site operatives;
VI. Measures to prevent mud, dirt and debris being deposited on the public highway, including wheel washing facilities where necessary;
VII. Details of the storage of plant, demolition and construction materials on site;
VIII. Measures to maintain safe pedestrian and cycle access around the site throughout the works;
IX. Measures to minimise dust and emissions and reduce impacts upon local air quality throughout the demolition and construction process, including compliance with the relevant GLA guidance for the control of dust and emissions from construction and demolition;
X. And details of all Non-Road Mobile Machinery (NRMM) to be used during demolition, site preparation and construction. All NRMM of net power between 37kW and 560kW shall comply with the applicable Greater London Authority emission standards. All relevant NRMM shall be registered on the Greater London Authority's NRMM online register and the register shall be kept up to date for the duration of the works.

2.0 Site Description

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The site was constructed as a retail park with one building split into 3 units. The scheme is converting the largest of the 3 units from a DIY store unit into a food and fashion retail unit.

The works consist of removing the existing cladding and roof covering and replacing it with a new modern system. The garden centre canopy is to be removed, and the garden centre area will be used to position the fixed plant that makes the building function

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3.0 Phasing of the works (i)

The works phasing will follow this sequence

- Establish site hoardings and welfare
- Soft strip equipment and finishes from the existing building
- Removal of and Asbestos containing materials
- Removal of the cladding and roof materials and replace with new
- Conducting alterations the in internal ground floor slab
- Undertake the fitout of the new store

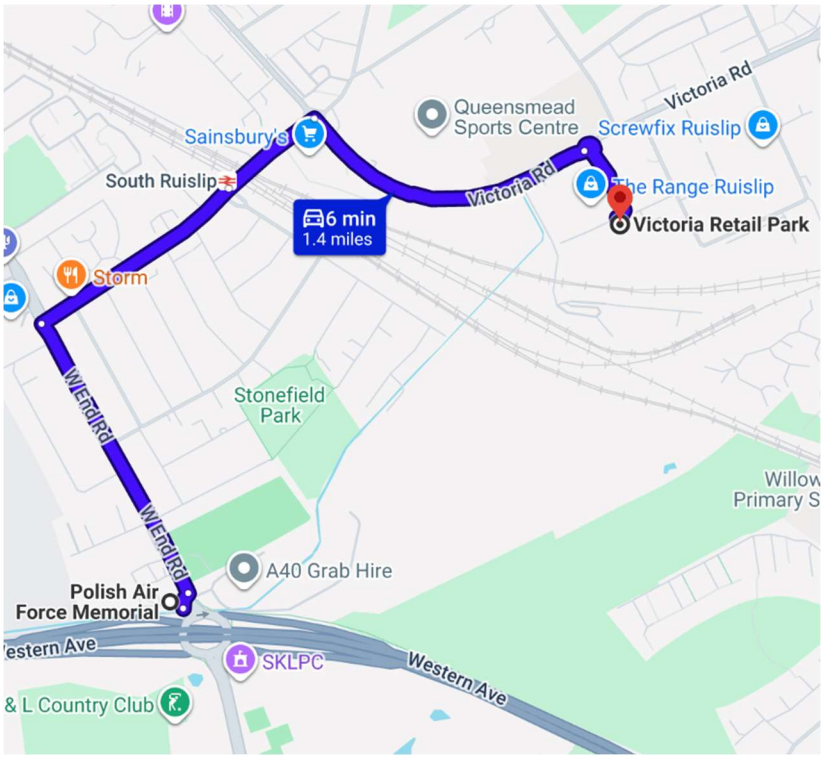
Works are planned to commence in March 2027 with the fitout running from September 2027 – February 2028

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4.0 Vehicle routes (iii)

The delivery vehicles will be requested to access the site from the A40 using the Polish War Memorial junction and shown in the diagram



With there being a school opposite the site movement of vehicles will be planned to arrive before 08.00 or after 08.45. We will also plan to keep vehicles on site if they come early and not to leave until after 09.00. In the afternoon we will avoid the movement of large vehicles at the end of the school day from 14.45 to 15.15

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5.0 Off loading of Materials and Plant (iv)

The site is an existing operating retail store with a purpose-built vehicle marshalling yard and loading bays for each of the 3 units.
The strategy is to use the service yard of the former Homebase unit to receive, unload and turn the vehicles off of the public highway.

Some materials will need to be delivered to the front of the existing unit subject to landlord approval but there will be secure hoardings set up prior to work commencing to form a separate, secure area from members of public to marshal and off load vehicles.

We will have a full time gate man on site to manage the incoming delivery vehicles and their safe departure from the site



5.1 Storage of Plant and Materials (vii)

With the existing service yard, former garden centre space and the hoarded off carpark all plant and materials will be stored neatly ensuring the area is free from clutter either within the building or in the confines of our hoarded off site area.

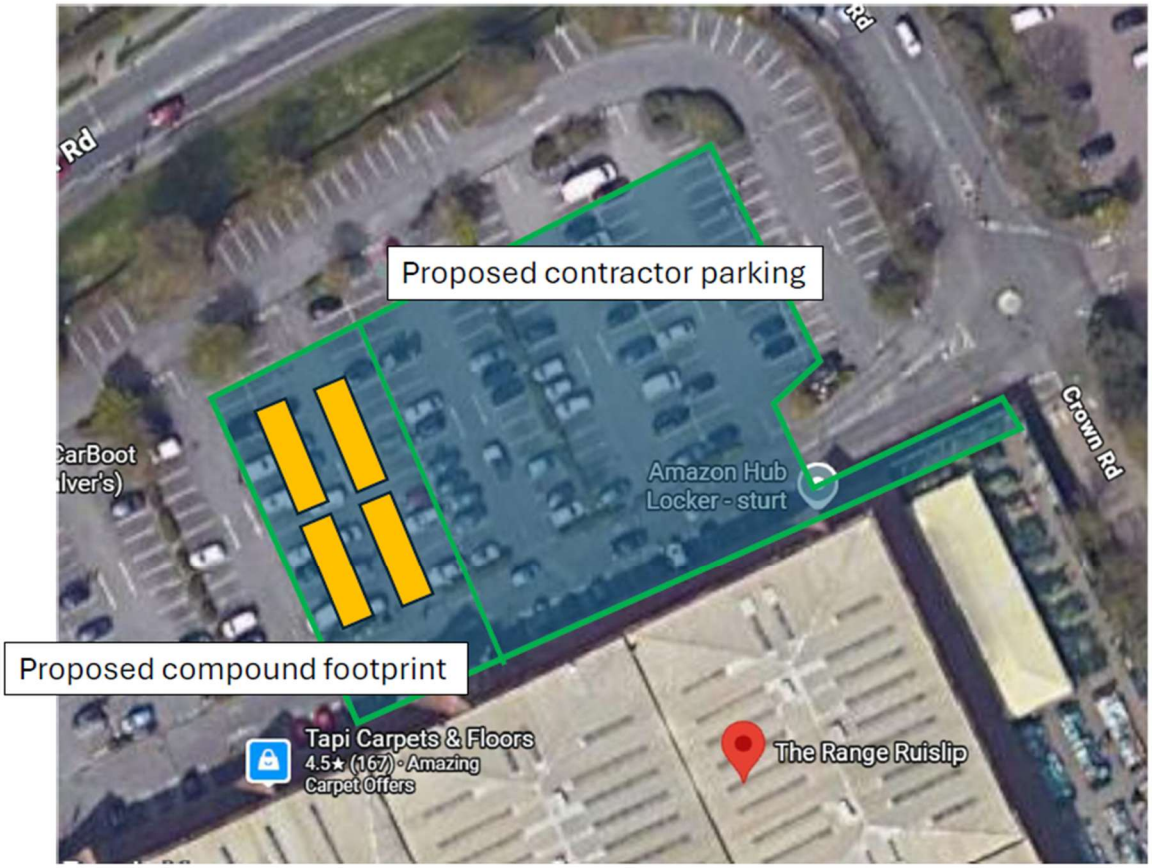
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6.0 Parking arrangements and Welfare arrangements (v)

The hoarded off car park will have the welfare cabins and have space to park the contractors' vehicles who are working on the project and ensure that none of the contractors need to park on the public highway.

The site accommodation will comprise of 6 cabins stacked 3 on 3 and a separate toilet block all sited within the hoarded car park area. (subject to landlord approval) Access will be controlled by a turnstile with face recognition for inducted workforce and a doorbell for visitors to gain access
The gates to allow the contractors into park will be controlled by a trained gateman.



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7.0 Working Hours (ii)

The hours of work for the demolition and construction works will be in accordance to the local policy and will be within the hours of:

Monday -Friday	08.00-18.00
Saturday	08.00-13.00
Sunday / Bank Holidays	No Works

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8.0 Removal of Hazardous waste (vi)

Any hazardous waste including Asbestos will be removed from site by licenced contractors following specific rules for handling waste classified as hazardous.

Other waste will be removed via skips from site to the waste transfer centre on Civic Way. We will have a wheel wash facility on site however we will be running the vehicles on existing completed roadways so do not envisage the site producing mud from vehicles tracking over unfinished ground.

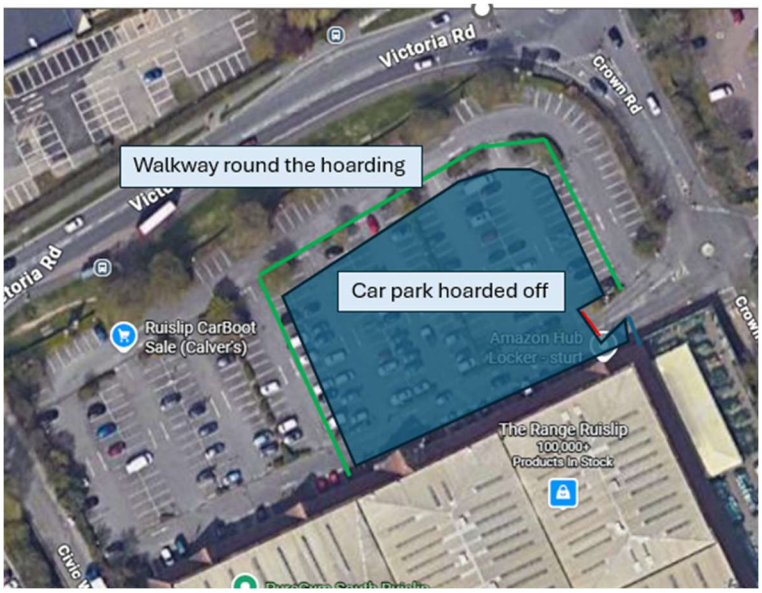
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9.0 Measures to protect the passage of pedestrians and cyclists (viii)

Our works are not planed to affect Victoria road or the footpaths along it. We have plenty of space to marshal our delivery vehicles and contractor parking without anticipating any vehicles needing to wait on Victoria road before accessing the site. This will remove any disruption to the normal use of the highway and foot paths.

Within the retail park we will have a 2-way roadway round the compound area for vehicles to access the other two trading units. With a dedicated footpath set up to keep pedestrians out of the roadway.



(layout subject to landlord approval)

All our suppliers sign up to our requests that they comply to CLOCS and FORS. We record all vehicles that deliver to our site and display information to the public on how they can raise a concern to the management team if one arises.

Our sites are also registered to the Considerate Contractors Scheme with details clearly displayed on the site perimeter to give an independent 3rd party to contact if required

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10 Dust and Emissions (ix)

The strip out of the existing building will be conducted from the inside out containing the dust within the existing building. Internally we will have a water mister on the jaws of the manipulator when removing the internal block-built office structure.

The cutting of masonry for new walls will be on a table saw with a water fed blade.

Within the building during the fitout stage there will be dust cubes running to filter the air in the building to remove air borne dust

Our contractors will be following our procedures of having local exhaust extraction to any hand held cutting equipment to control dust generation at source.

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11 Details of Non-Road Mobile Machinery (NRMM) (x)

During the removal off the existing mezzanine structure and removal of the internal walls and racking we will utilise a 15-ton 360-degree machine with a manipulator and a skid steer and forklift to load skips.

The cladding replacement will be conducted using scissor lifts.

For the roof replacement a mobile crane will be utilised, and a telehandler will be on site for the off loading and distribution of materials within the site.

All relevant NRMM will be registered on the Greater London Authority's NRMM online register and the register and kept updated for the duration of the works

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