

# **Construction Management Plan**

The Construction of 3no New Residential Dwellings

At

37 Edwards Avenue  
Ruislip  
HA4 6UP

Issue: 1

Date: 19<sup>th</sup> November 2025

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SCA Construction Limited has been appointed as Principal Contractor for this project. SCA Construction Limited operate to the highest level of Health and Safety and environmental standards. Peardon Health and Safety Limited who specialise in the provision of health and safety advice is available, as required.

This document was prepared with the assistance of Kieron Dunlea (CDM Consultant) at Peardon Health and Safety Limited whom is a Certified Member of the Institute of Occupational Safety & Health (Cert IOSH).

The document has been prepared to comply with Council of the London Borough of Hillingdon's Planning Condition to provide a Construction Management Plan (Condition 4).

## **1. Description of works**

The works consist of the construction of 3no two-storey four-bedroom terraced dwellings, with loft conversions. Works include the associated ground works / hard landscaping.

## **2. Programme**

The commencement of the construction works is based on pre-commencement condition discharge:

Estimated start date: w/c 05/01/2026

Below is an outline of the proposed construction programme.

Outline programme:

Week 1:	Site setup complete
Week 6:	Foundations complete
Week 16:	Watertight shell achieved
Week 32:	1st fix complete
Week 46:	2nd fix complete
Week 52:	Practical completion

## **3. Parking for site staff and visitors**

Limited onsite parking will be available for the duration of the works. Where parking onsite is exhausted, site personnel will seek legal parking in the local area and will park in a considerate manner.

Parking restrictions are in place along Edward's Avenue and the surrounding roadways (permit holders only Monday to Friday 9am – 5pm). Parking permits will be sort from the local authority via the client. Nearby car parks will be utilised as required.

All site employees will be encouraged to undertake communal travel or use public transport where possible.

Vehicles will not block access routes, emergency routes or neighbouring properties driveways, etc.

## **4. Construction traffic routing/loading and unloading of materials/hours of operation**

All contractors and deliveries/collections will be issued instructions regarding access and egress from the site.

Access to the site plot is from Edward's Avenue via the existing dropped kerb and site access gate.

Access to Edward's Avenue is from West End Road / A4180 via Station Approach and Mahlon Avenue.

Access restrictions are in place along Mahlon Avenue and the surrounding roadways for 5T vehicles between 6.30pm to 8am.

#### **4. Construction traffic routing/loading and unloading of materials/hours of operation (Continued)**

Restrictions are in place on West End Road/ A4180 9pm to 7am for 18T vehicles. Suppliers will be informed of the restrictions by the Principal Contractor for deliveries/collections.

Temporary aggregate/hard standing will be formed on site as required for the vehicle access, loading/unloading areas and site compound areas (as required).

The access point illustrated in brown on the site layout plan (refer to Appendix A) will provide the only access/egress points for vehicles to the site. No vehicles will enter the site or cross the public pathways from any other point.

All site vehicle and delivery/collection vehicles will be informed of the 20mph speed limit on Mahlon Avenue and Edwards Avenue. All contractors and suppliers are expected to adhere to all speed limits and traffic restrictions.

Materials will be delivered and waste collected between the hours of 09.30 – 14.00 (Monday to Friday), where practical, to avoid the morning and evening rush hours, and school runs, to ensure any potential inconvenience to the local residents is limited.

Delivery drivers with liaise with Site Manager for when they are able to access site.

By scheduling major deliveries site staff will ensure that the area is clear for delivery purposes and that sufficient numbers of site labour are available to ensure quick and efficient offloading.

Delivery/collection drivers will travel at a low-speed close to site, being mindful of pedestrians (in particular children) and other vehicles along Edwards Avenue, Mahlon Avenue, and the surrounding roadways to the site.

All vehicles will enter the site under the control of a banksman and will leave site in a forward motion.

#### **5. Storage of plant and materials**

The excavated material from the groundworks phase will be stockpiled to the front of the site (within the hoarded/heras fence boundaries of the site) to be accessible for removal by grab lorries (as required). The stockpile area and storage compound (site containers) is highlighted in yellow on the site layout plan (refer to Appendix A).

The offloading/collection area will be situated immediately adjacent to the storage area as illustrated in blue, and the location of the site skip is highlighted in yellow, on the site layout plan (refer to Appendix A). Following acceptance of a delivery, materials will be distributed either to the storage facility or to the required location on site.

A designated team member will be responsible for the allocation of materials from the loading area, ensuring materials held at this location are kept to a minimum. The site will be locked and secure out of working hours. High value items will be stored in locked containers or removed from site.

The site welfare facilities will be stationed to the front of the site as illustrated in black on the site layout plan (refer to Appendix A).

#### **6. Security fencing and displays**

The site will be secured with hoarding/heras fencing (above 1.8m height) to the full boundary. The site will remain secure at all times to restrict unauthorised access (especially by children from the local community). The site boundary is illustrated in light blue on the site layout plan (refer to Appendix A).

Construction site safety signage will be affixed to the front of the vehicle entrance & pedestrian gateway and other prominent locations. Contact details for the site foreman will be affixed to site entrance.

## **6. Security fencing and displays (Continued)**

The Site Manager will monitor the site security arrangements to ensure the arrangements are well managed and maintained to restrict unauthorised access to the site. All site operatives and visitors entering site will be required to sign in and out of the site register for each visit.

## **7. Wheel washing**

To keep the wheels clean on vehicles that are exiting the site, a jet wash facility will be retained at the entrance. This will help keep levels of dirt on Edward's Avenue to an absolute minimum. This, along with the dust and dirt control measures outlined below will ensure dirt levels will be kept to a minimum on the public highway.

Brooms, brushes, etc will be on site to clean any waste, mud, etc from the site that may find its way onto Edward's Avenue. Any debris spreading outside the site will be cleared immediately.

## **8. Controlling emissions of dust, fumes, dirt and noise**

We will avoid specifying or designing the need for site welding, cutting of hot working methods where reasonably practicable and avoid specifying surface preparation, application methods likely to release hazardous dust or fumes where reasonably practicable (cutting, drilling, abrading, polishing, etc.).

All works will be carried out as per guidance laid out in '*The Control of Dust and Emissions During Construction and Demolition – Supplementary Planning Guidance*', in this regard we will:

- Dust suppression techniques will be adopted at all times – in accordance with task specific risk assessments (such as wet working methods and dust extraction systems will be utilised.)
- Water the area where necessary to limit dust transfer.
- Any stockpiles of earth shall be damped to reduce emissions of dust, where required.
- Any stockpiles will be strategically placed to avoid particularly windy areas, where required.
- Skips will be covered when removing from the site.
- A dedicated member of the Principal Contractor team will ensure the entrance way is regularly swept.
- Materials will be ordered to size where possible to avoid the need for cutting on site.
- The Site Management will actively monitor the site to ensure the control of dust; which will be in the form of regular site inspections and will also include regular checks on the neighbouring properties (within 100m) for any dispersion of dust.
- The site will be fully enclosed with all doors, fencing and gates, etc. kept closed to prevent unauthorised access to the site and any dispersion of dust out of the site.
- All work areas and scaffolding will be regularly cleaned using wet methods to prevent the re-dispersion of particulate matter.
- PPE requirements suitable to the individual tasks being carried out will be adhered to/enforced and adequate welfare facilities will be provided on site.
- Skips and chutes will be completely covered, as required and, if necessary, completely enclosed to ensure that dust does not escape. Drop heights will be minimised to control the fall of materials.

Noise emitted from site vehicles will be mitigated through the adherence of implementing strict site operation hours. All site operatives will be inducted to be made aware of noise.

Noise generated by the construction process will be considered and its impact on neighbouring properties mitigated. Suitable mitigation measures to be used include:

- Working hours will be as per Local Authority hours and in full consideration to the neighbouring residential properties (Mon to Fri 0800 to 1800 and Sat 0800 to 1300).
- The use of quieter alternative methods or mechanical plant, where reasonably practical.
- Locating plant, equipment, site offices, storage areas and worksites away from neighbouring properties where reasonably practical.

## 8. Controlling emissions of dust, fumes, dirt and noise (Continued)

- Machines and equipment, in intermittent use will be shut down or throttled down to a minimum when not in use.
- Maintaining and operating all vehicles, plant and equipment such that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.
- During works the main air pollution emissions are the dust generated when building materials are broken up and the fumes from machinery. We will use water suppressor during breaking out and cutting. Machinery exhaust emissions will be kept as low as is practical by using well-maintained vehicles and machinery at all times.
- Acoustics cutting stations will be used for the mitigation of noise and dust where deemed required. Ground works /particularly noisy activities will be minimised during the specific hours as specified by the Council of the London Borough of Hillingdon.

Unless prior consent has been given by the Local Authority under Section 61 of the Control of Pollution Act 1974, works that will produce noise that can be heard outside the site boundary, will be limited to:

- 08.00am - 6.00pm Monday to Friday, 08.00am – 1.00pm on Saturday, at no time on Sundays and Public/Bank Holidays
- Noisy work will not take place outside of the working hours unless this has been agreed in advance with the client where this will not disturb the local community. Where practical these will only take place in short durations between 8.30am and 4.00pm in consideration to the local residents.
- Tools and methods will be selected that generate the lowest possible noise levels.

### Vehicle and Plant Emissions

Adverse impacts of vehicle and plant emissions will be controlled by implementing the following measures where appropriate:

- Engines of all vehicles and plant on site are not left running unnecessarily;
- Using low emission vehicles and plant fitted with catalysts, diesel particulate filters or similar devices;
- Using ultra low sulphur fuels in plant and vehicles;
- Plant will be well maintained in accordance with manufacturer's recommendations and with maintenance records of work undertaken; and
- All vehicles, including off-road vehicles, will hold current MOT certificates, where required due to age of the vehicle, or be tested to an equivalent

## 9. Controlling lighting

Limited artificial lighting is envisaged to be required for these works. However, all the lighting arrangements provided on site for security and visibility purposes will be considerably arranged to be a 'good neighbour' and as per agreement with the Council of the London Borough of Hillingdon; no unnecessary lighting will be in use and will be directed into the site away from the neighbouring properties, roadways, etc.

## 10. Waste management & Environment

In accordance with the Construction Phase Plan the appropriate measures will be implemented to ensure that the site areas and the surrounding environment are kept in a clean and safe condition. A central waste skip will be provided to the front of the site (highlighted in purple on the Site Layout Plan in Appendix A). All subcontractors will be clearly instructed on the site waste management protocols and the importance of following good housekeeping practices on site.

All site related waste will be managed in accordance with the conditions set by the Council of the London Borough of Hillingdon. Taking into account the Clean Air Act 1993 and nuisance legislation (Environmental Protection Act 1990), in this regard: **No bonfires or burning of any material is permitted on-site**; and any excess material will be reused or recycled on or off-site, where possible, in accordance with appropriate legislation.

## 10. Waste management & Environment (Continued)

An area of the site will be designated for the limited storage / piling of excavated material from the groundworks phase. Refer to Appendix A Site Layout Plan. Excavated material that is not to be re-used will be collected on a regular basis by grab lorry.

Vehicles carrying waste from the site will be covered as necessary, in order to prevent dust nuisance or debris falling.

Where possible site management will ensure vehicles are fully loaded (within loading limits) to limit the number of collections required to reduce the site related traffic flow on the local community.

All waste removal will be under the control of the Traffic Marshal for access/egress of the site.

### Environmental Impact Assessment:

Aspect	Considerations	Yes / No	Comments / Actions
Felling of Trees	<ul style="list-style-type: none"> <li>Will felling of any trees be required?</li> <li>Is there a tree protection scheme in place?</li> <li>Does your access/egress and working areas require you to navigate any trees, roots, branches and in particular any protected trees?</li> <li>Has any nests been observed in trees in these areas?</li> </ul>	No	<p>There is no tree present on site or tree protection scheme in place. No trees will be fell.</p> <p>Access and egress on site does not require the navigation of any trees, roots, branches, and in particular of any protected trees.</p> <p>No nests or habitats observed on site.</p>
Invasive Species	<ul style="list-style-type: none"> <li>If any invasive species e.g., Japanese Knotweed, Giant Hogweed or Himalayan Balsam are present ensure that the activities do not cause their spread</li> </ul>	No	No invasive species have been observed on site.
Habitats	<ul style="list-style-type: none"> <li>If any protected species habitats such as crested newts, badgers, bats or water voles are present then ensure the habitat is not disturbed</li> </ul>	No	No habitats have been observed on site.
Footpaths	<ul style="list-style-type: none"> <li>If any footpath or bridleway crosses the site ensure it is either maintained during works or that a footpath diversion is obtained</li> </ul>	No	None.
Archaeology	<ul style="list-style-type: none"> <li>If the site is of possible archaeological importance, ensure that no artefacts are disturbed during works</li> </ul>	No	None known at this time.

## 10. Waste management & Environment (Continued)

Nuisance	<ul style="list-style-type: none"> <li>Member of the public that may be affected by Noise, Smoke, Dust, etc from our works</li> </ul>	Yes	<p>Occupied residential premises surround the site. Dust suppression will be required (e.g., wetting down, tool-mounted dust extraction, wheel washing and sweeping). All procedures set out in the Construction Management Plan, Construction Phase Plan and RAMS will be adhered to. The working and hours and noisy works times will be strictly followed to limit the impact on the neighbours.</p>
Waterways	<ul style="list-style-type: none"> <li>Any waterways on or next to the site.</li> <li>Any drainage onsite that could lead to a waterway.</li> </ul>	No	<p>No waterways are located on or adjacent to the boundaries of the site. That are envisaged to be affected by the works. No drainage will lead to waterways.</p>

### Dust Risk Assessment

Having reviewed the below stages, the site is given an overall dust emission magnitude risk rating of **Small**. This has been assessed in line with the criteria set out in IAQM's '*Guidance on the assessment of dust from demolition and construction*'.

Demolition:

NA – The site is a vacant plot.

Earthworks:

The scale of dust emission on this phase has a **Small** risk rating; the site area in the scope of these works is approximately 511m<sup>2</sup>. The active earth moving vehicles on site at any one time will be limited to <2. The excavated material will be piled temporarily in formations <2m in height. The anticipated soil type is topsoil and clay.

Construction:

The scale of dust emission on this phase has a **Small** risk rating. The total building volume is <12,000m<sup>3</sup> (approximately 1,325m<sup>3</sup>) with a low potential for dust release during construction from the traditional construction materials (concrete, brick, blocks, timber etc.).

Trackout:

This phase has a **Small** risk rating as <4 HDVs outward movements will be on site daily at peak periods delivering and/or removing materials. The movement of heavy vehicles on unpaved road will be limited approximately 5-10m in length. The initial unpaved road way will be of top soil with a low potential of dust release during the winter and spring months. Suitable temporary aggregate surfaces to be created for HDV access.

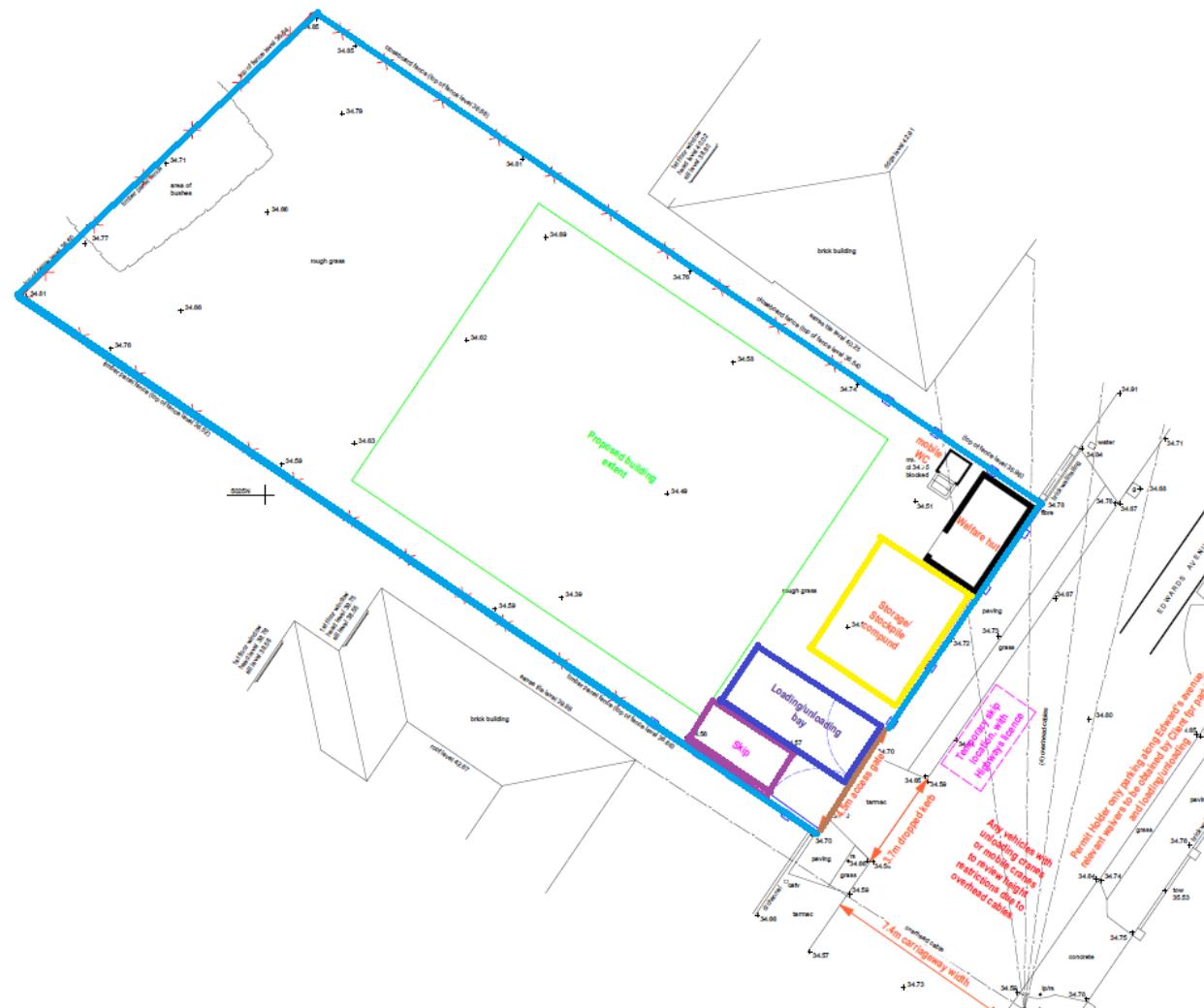
## 10. Waste management & Environment (Continued)

### Dust Emission Magnitude Table

Activity	Dust Emission Magnitude
Demolition	N/A
Earthworks	Small
Construction	Small
Trackout	Small

## APPENDIX A

### Site Layout Plan



KEY	
Site boundary / secure perimeter	
Site access point	
Welfare facilities	
Skip	
Site Storage (containers) / stockpiles	
Loading/unloading area)	