

Architecture
&
Development
Limited

Construction Environmental Management Plan

2563/CEMP/01

Erection of 1no. Detached Bungalow, with associated parking (including installation of new vehicular crossover), landscaping, cycle parking, and refuse storage

Land Rear of 18 Moor Park Road Northwood HA6 2DN

PLANNING APPLICATION REF: 74971/APP/2025/780

Planning Condition No. 5

To be read in-conjunction with the Approved Planning Drawings

7 Pages (incl. cover page and Plan drawing no 2563/CEMP/02)

1st July 2026

The contractor is to apply to the Local Highway Authority as necessary and to obtain any required requisite Local Authority Highway 'Authority Highway Permits' for use of any Adopted Highway (road and/or footpath) in regards to the use of any Adopted Highway for the purposes of unloading, storage of materials or use of any Adopted Highway for purposes of construction activity (for example, pumping concrete from cement mixers) during which time any 'Highway Permits' for any requisite temporary Adopted Highway (road and/or footpath and/or parking bay) closures to be obtained are displayed as required, this is the responsibility of the contractor.

Prior to commencement on site, a neighbour notification letter is to be sent by the developer / main contractor to owners / occupiers of properties opposite and also those abutting the site boundary, a copy of the neighbour notification letter is to be provided to the Local Authority Head of Environmental Services and should contain as a minimum, the following details and information;

- When work is due to commence;
- Hours to be worked;
- Scheduled completion date of the works;
- Contact name for site representative with telephone number;

Hours of on-site working Monday – Friday 8am to 6pm, Saturday 8am to 1pm, no work on Sunday or Public Holidays.

On commencement, construct site security heras metal fencing or secure site hoarding to all boundaries where required for security, using any secure existing boundary features where appropriate for purpose prior to commencement of the proposed works in the interests of privacy of the adjoining owners, occupiers and their visual amenity; to form a visible signposted site entrance with secure access gates maintaining full pedestrian access to any adjacent rights of way and any neighbouring properties, as may or may not be required.

All HSE Notices to be displayed in accordance with current CDM Regulations.

Tree protection fencing where required, to be positioned in accordance with the details as set out in the Arboriculture Report and Tree Protection Plan prepared by GHA Trees Arboricultural Consultancy as approved and outlined and set out by Planning Conditions 3, 11 and 12 of Planning Approval 74971/APP/2025/780, all to be carried out prior to commencement of all on-site works, including any demolition and to be maintained as such throughout the works in accordance with the Approved Arboriculture Report and Tree Protection Plan. The area within the protective fencing is to remain undisturbed during the works as set out in the Arboriculture Report approved and set out by Planning Condition 12 of Planning Approval 74971/APP/2025/780 and in particular there shall be no;

- Changes in ground levels;
- No materials or contractors plant stored;
- No buildings or temporary buildings erected or stationed;
- No materials or waste shall be burnt;
- No drain runs or trenches shall be dug or otherwise created;

without any prior written consent of the Local Planning Authority (unless approved prior under Planning Approval 74971/APP/2025/780), any such consent to be obtained in writing and is the responsibility of the developer / main contractor.

Form a separate storage area for offloaded deliveries and for the storage of all materials, plant and site accommodation as required, also to provide on site wheel washing in the form of a dedicated jet wash facility along with temporary dedicated drain facility in accordance with CEMP plan drawing 2563/CEMP/02.

Contractor's and sub-contractor's car parking where possible to be restricted to off road parking within the overall site boundaries, see the CEMP plan drawing 2563/CEMP/02. Where on road parking for the contractor's and sub-contractor's vehicles is necessary, this is to be maintained within Grove Road on the side of the 'development site' to ensure there is no conflict with existing properties on the opposite side of Grove Road. Any contractors' vehicles parked on site to be able to exit the site within a forward gear, where this is not possible a banks-man is to be provided at all times.

Contractor's site manager to schedule deliveries and provide a banks-man on the days of deliveries, who is to be responsible for assisting larger delivery vehicles turning into and exiting the site, the banks-man is to be responsible for organizing contractor's and sub-contractor's car parking on delivery days, maintaining clear space within Grove Road where possible at a dedicated on-site delivery vehicle parking area as indicated on CEMP plan drawing 2563/CEMP/02.

Deliveries to site are to be restricted to between the hours of 8am and 6pm. All Delivery vehicles to be restricted to; cement mixers, 10m F.T.A Rigid H.G.V - articulated vehicle deliveries are to be used only where necessary; it is anticipated that the number of 'large deliveries' using these types of vehicles will be (approximately);

Construction of Foundations;	2 Vehicular movements
Construction of Walls;	1 Vehicular movements
Construction of Floor;	2 Vehicular movements
Construction of Walls;	2 Vehicular movements
Construction of Roof;	2 Vehicular movements
Construction of Internal Fixtures;	2 Vehicular movements
Construction of External Works;	2 Vehicular movements

Smaller deliveries will take place, using long and short wheelbase transit vans.

Skip deliveries will be required as and when necessary.

All delivery vehicles to access the site from Grove Road serving the 'development site', are to initially approach Grove Road from Moor Park Road, turning right, into Grove Road from Moor Park Road having entered Moor Park Road from Sandy Lodge Way, no delivery vehicles are to pass St. Martins School on Moor Park Road when approaching Grove Road, no delivery vehicles (nor contractor's or sub-contractor's vehicles) are at any time to be parked on any adjacent Adopted Highway(s) (Moor Park Road) when waiting to offload, delivery vehicles are to then exit in a forward gear from the development site turning left from Grove Road onto Moor Park Road (with use of a banks-man), to then drive in a easterly direction along Moor Park Road towards Sandy Lodge Way, or where delivery vehicles have offloaded from Grove Road without entering the development site, they are to continue along Grove Road to exit Grove Road onto Sandy Lodge Way; smaller delivery vehicles are to reverse into the site from Grove Road with the assistance of a banks man in order to exit the site onto Grove Road in a forward gear, with larger delivery vehicles to be unloaded onto-site off of Grove Road within a dedicated un-loading area where access onto the 'development site' is not possible.

All adjoining owners / occupiers to be kept informed of progress of works on site on completion and commencement of all relevant 'stages of work' where larger deliveries are to be required to assist and minimise any disruption.

Demolish existing buildings where relevant. Reduce level, lift all material and cart off of site, all tickets are to be retained for reference and for inspection, when required.

Set out proposed buildings, arrange for proposed foundations to be excavated and constructed; remove all excavated material from site. Concrete foundations, commence internal drainage provision.

Construct block / brick work up to DPC level and install pre-cast concrete ground floor block and beam floor construction. Complete all the external below ground drainage. Form level solid base around proposed buildings for scaffold and for the general ease of building construction.

Commence superstructure, consisting of two skins of brick / blockwork with an insulated cavity finished to cavity wall plate and eaves level.

All scaffold put lock scaffold, and form window and door openings as indicated.

Construct pitched roof using trusses (or loose rafters as required) fixed on site, install fascia, soffits along with gutters, and tile all pitched roof areas and finish.

Install windows and doors, strike scaffold as necessary, following which garden areas are to be cleared, levels formed, with completion of footpaths, patios, gardens and driveway / road areas. Internal finishing work to commence.

The contractor is to ensure that all sub-contract trades provide a method statement and risk assessment for the carrying out and completion of their own work stages, prior to them commencing any works on the site.

Landscaping works to be carried out and completed within the first planting season, to comply with standard Planning Conditions, any trees that die within the first five years of completion of the development to be replaced in the first available planting season.

All imported materials, site derived soils and imported soils for garden areas shall be independently tested for chemical contamination, where required and all evidence and tickets to be submitted to Local Planning Authority in accordance with the Planning Approval where required.

During construction, excess noise to be kept to a minimum and controlled in compliance with British Standard Code of Practice BS:5228:2009. Any, and all, complaints regarding the site should first be made in writing to the contractor, marked for the attention of the contracts manager and to the site owner and / or developer.

The contractor to ensure that the Clean Air Act 1993 will be strictly adhered to during all and any demolition and / or construction works, with dust emissions controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of Dust Emissions from Construction and Demolition.

No bonfires that create dark smoke or nuisance to local residents.

All excess materials to be removed from site by a licensed waste disposal company; all waste transfer notes and tickets are to be retained for their future inspection, when required.

Good Neighbour Letter – Example of Contents of Letter to be issued

To Whom this May Concern

Dear Neighbour / Sir / Madam

Land at Rear of 18 Moor Park Road (off Grove Road) Northwood HA6 2DN

We write to notify you of our intention to now commence with works at the above address, the proposal being the construction of a detached bungalow, with associated parking (including installation of new vehicular crossover), landscaping, cycle parking and refuse storage on the land at the above address, in accordance with London Borough of Hillingdon Planning Reference: 74971/APP/2025/780 dated 14th November 2025.

For your information;

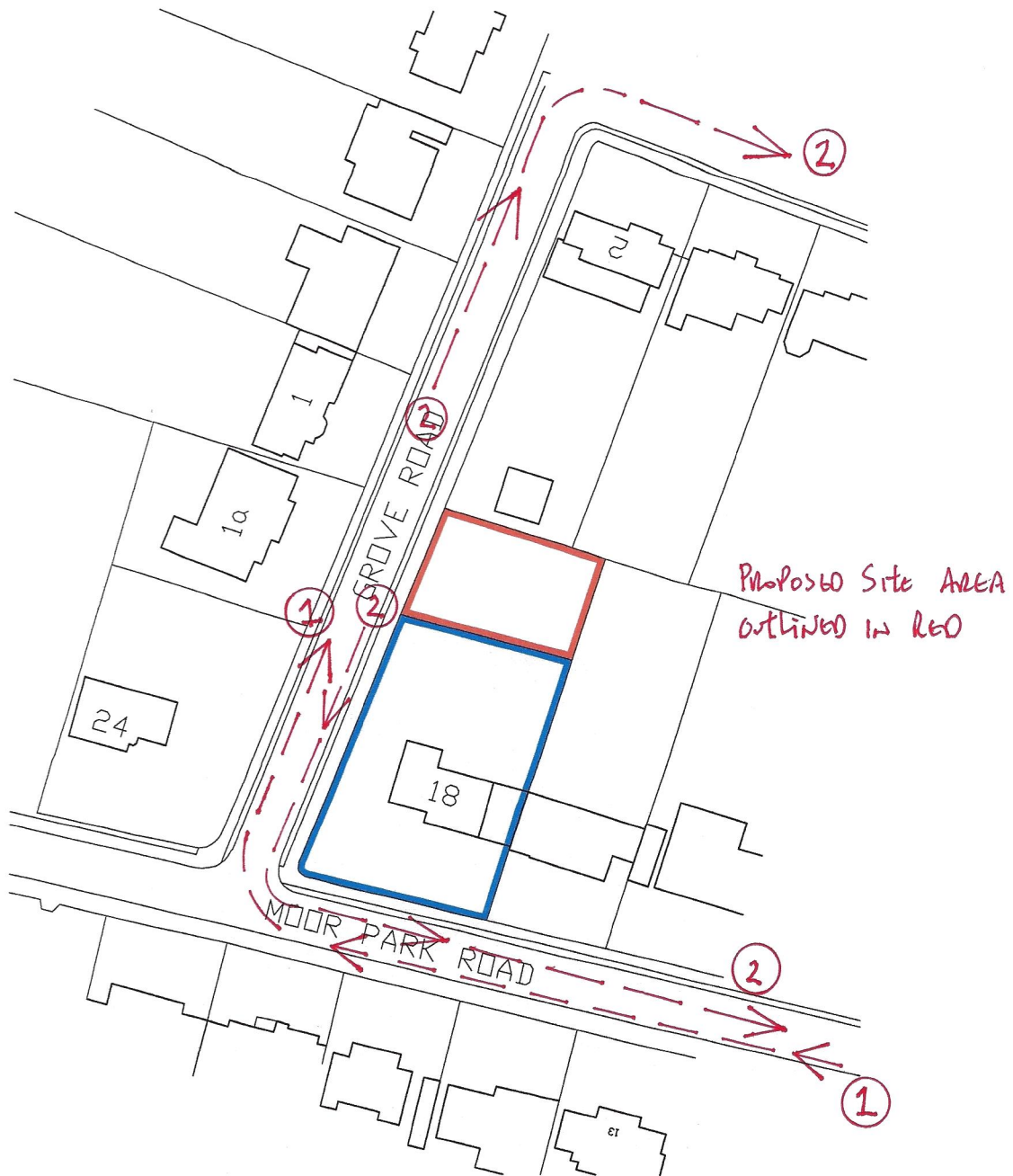
- We anticipate commencing the works on
- Works on site to be carried out Monday – Friday 8am – 6pm;
Saturday 8am – 1pm;
- No work is intended to be carried out on site outside of these permitted hours, we will provide advance notice if this is required;
- The works will take approximately months to complete;

We will endeavour to complete the works with the minimum disruption, however, should you have any queries or during the process of the works wish to make contact with us in regard to any of the works being carried out on site, please contact the undersigned on or please write to the undersigned at the address at the head of this letter.

Yours Faithfully

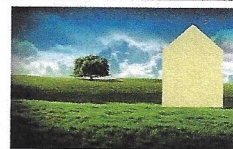
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- 1 Check All Dimensions On Site
- 2 For Construction Purposes Do Not Scale
- 3 All Dimensions in Millimetres



- ① Denotes DELIVERY Route to THE SITE FOR DELIVERY VEHICLES
- ② Denotes EXT Route FROM SITE THE SITE FOR DELIVERY VEHICLES

A	Mar 25	Red boundary line adjusted
Rev.	Date	Description



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Project:

Land rear of 18 Moor Park Road
Northwood, Middlesex,
HA6 2DN

Drawing Title:

Location Plan

Based on OS map with permission

Date:
May 24

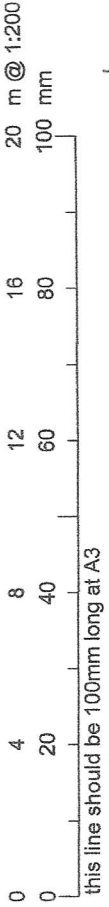
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1:1000 @ A4

Drawing No:
L1233/LP

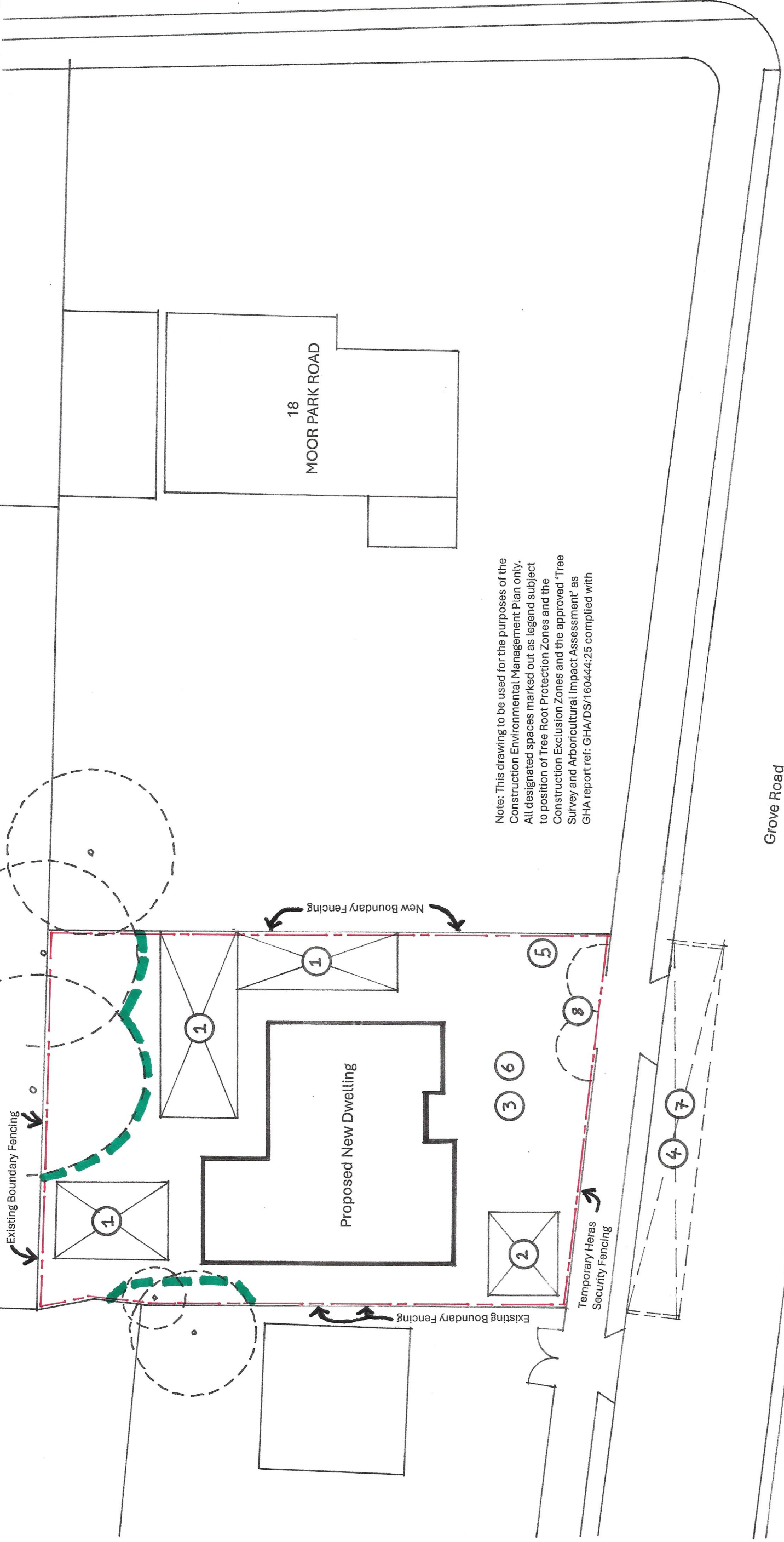
Revision:
Rev. A

0 20 40 50 m @ 1:1250
0 20 40 50 mm
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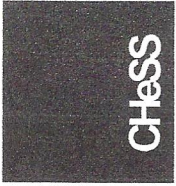


Site Plan
Scale - 1:200



Legend

- 1 Material Storage Areas
- 2 Site Welfare Accommodation
- 3 Parking Area for On-site Deliveries
- 4 Parking Area for Off-site Deliveries
- 5 Wheel Washing Facilities
- 6 Contractors On-site Parking Provision
- 7 Contractors Off-site Parking Provision
- 8 Site Entrance - Security Gates



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Land to Rear of 18 Moor Park Road
Northwood HA6 2DN

Denotes Line of Tree Protection Zone Fencing

Denotes Site Compound Area (for Duration of Works)