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Application No: 74977/APP/2019/2399 – Condition 3

Demolition & Construction Management Plan

**Demolition of 14 Garages and Erection of 11 New Garages
and Refurbishment of 6 Existing Garages**

**Garages 1 – 20 At The Rear Of 40 Midhurst Gardens,
Hillingdon**

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1. Introduction

The project is being undertaken, by the Principal Contractor, ES Moss Ltd for the demolition of 14 garages, and erection of 11 new garages and the refurbishment of 6 existing garages at the rear of 40 Midhurst Gardens in the London Borough of Hillingdon on behalf of the London Borough of Hillingdon.

The purpose of this plan is to discharge pre-commencement planning condition number 3 set out in planning permission application reference 74977/APP/2019/2399 dated 25 October 2019;.

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall include:

- (i) The phasing of development works*
- (ii) The hours during which the development will occur*
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings will can be removed safely and intact for later re-use or processing*
- (iv) Measures to prevent mud and dirt tracking on to footways and adjoining roads*
- (v) Traffic Management and access arrangements (vehicular and pedestrian) and parking provisions for Contractors during the development process*
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the construction process*
- (vii) The storage of demolition / construction materials on site*

The works will be undertaken over a 7 week period

Clive Paxman, Contracts Manager for ES Moss Ltd, will be the person responsible for safety and environmental management of this project.

This plan will form an integral part of site inductions for all operatives working on site.

2. Phasing of Development Works

There are no plans, and ES Moss have not been asked, to phase the development works. The works will be undertaken without any phasing in the outline sequence below;

- Set up site and hoardings
- Demolish existing garages and break up existing slabs & cartaway arisings
- Cast new slab
- Erect new pre-fabricated garages
- Refurbish existing garages
- Remove hoardings

3. Hours of Work

The works will be undertaken during the working hours stated in the Grant of Planning Permission Information No 5, namely:

08.00 – 18.00 Hrs Monday – Friday

08.00 – 13.00 Hrs Saturday

No works will be undertaken on either Sundays, Bank or Public Holidays.

4. Programme to Demonstrate that the Most Valuable or Potentially contaminating Materials and Fittings Can Be Removed Safely and Intact For Later Re-Use or Processing

The materials used in the construction of the existing structures that are to be demolished hold no commercial value and are therefore not suitable for re-cycling

Certificates of Analysis of the existing concrete slab, undertaken by the London Borough of Hillingdon, have identified traces (0.001%) of Asbestos Containing Materials. As a consequence of this, it will be disposed of as “Non-Hazardous Waste”.

All “Non-Hazardous” waste will be segregated and if not disposed of immediately, will be covered in temporary spoil heaps until such time they are collected and removed from site. This will be within a 24 hour period.

Waste Transfer notes will be issued for each consignment. These notes will be included in handover information provided in the Handover file that will be given to the London Borough of Hillingdon on completion of the works.

5. Measures to Prevent Mud, and Dirt Tracking onto Footways and Adjoining Roads

Vehicles will be inspected prior to leaving site. Any excess mud will be removed by hand prior to vehicles leaving the site. If mud is found on either public footpaths or the roadway it will be cleaned by site operatives based on the site.

6. Traffic Management & Access Arrangements

To Minimise disruption to local residents, the site will be accessed from Ryefield Road for lorries and plant and material deliveries. Lorries will reverse on to the site. This will enable them to leave the site by driving out which is considered a safer way of egressing the site.

Smaller vans and operatives cars will access the site via Midhurst Gardens. There is sufficient turning head to enable these to manoeuvre and drive out of the site, avoiding the need to reverse.

7. Measures to Reduce the Impact in Air Quality & Dust

The following control measures will be implemented during the works:

1. Vehicle routes will be damped down during dry periods
2. Materials arising from the demolition will be damped down during dry periods before being broken up and removed from site
3. All waste lorries will be sheeted over before leaving site
4. All construction plant will be maintained and fully serviced to reduce the risk of smoke emitting exhaust pipes
5. All vehicle movements will be pre-planned to avoid unnecessary vehicle movements
6. At no time will plant or vehicles be left on site with idling engines when not in use
7. At no time will materials be used on site that produce offensive odors
8. Burning of any waste or materials on site will be strictly forbidden

8. The Storage of Demolition & Construction Materials

There is sufficient space on site for the storage of demolition and construction materials on site. Designated areas will be established on site to allow demolition to proceed safely and avoid the double handling of materials.

All diesel fuel will be stored securely in one of the garages to be refurbished, in a double skinned bowser. Diesel spill kits will be provided on site in the event of any accidental spills. Other lubricants will be stored on bunded trays.

All materials arising from demolition will be removed from site within 24 hrs. All temporary spoil heaps will be sheeted overnight.