

Construction Management Plan (CMP)

42 The Larches, Uxbridge
UB10 0DL

Application Number: 9197/APP/2025/239

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Revision: Rev A

Introduction

This Construction Management Plan supports an application seeking to discharge condition 6 of the planning permission referred to above **9197/APP/2025/239** and specifically relates to the new build house only.

General Construction Impact

The appointed contractors will be required to complete a full review of the works to identify relevant health, safety and environmental effects, resulting from the construction works. This will take into account the requirements of existing legislation, local and statutory authorities, as well as full compliance with the Considerate Contractors Scheme. All aspects of health, safety and environmental aspects will be monitored and controlled on site daily by dedicated appointed site persons. Risk assessments will be produced and approved for each stage of works by the appointed CDM Coordinator/Principal Designer.

1.0 Introduction

1.1 The CMP describes the proposed programme of construction works and the key activities that will be undertaken. The construction activities comprise of the *Demolition of rear outbuilding and erection of a double storey side extension to form a new house with associated bin and cycle stores and separation of rear garden for private amenity space..*

1.2 The CMP forms part of the overall project management and as such, activities described would be integrated with other Quality, Sustainability and Health and Safety Management processes.

1.3 Programme of Works

The Construction programme will span approximately *12 months* and will be divided into the following main stages:

- Secure site, set up boundary hoarding and carry out work for drop kerb.

- Clear and set up site / Demolition of existing outbuilding

- Excavation of foundation / Prepare for new incoming services

- Construction of 2 storey house

- Completion of external landscaping with associated bin store

1.4 Description of the Works

1.5.1 The works comprise the demolition of the existing rear outbuilding and the erection of a two-storey side extension to form a new self-contained dwelling, incorporating associated bin and cycle stores and the separation of the rear garden to provide private amenity space. Prior to the commencement of any excavation works, all existing services serving the site shall be identified, isolated and decommissioned in accordance with the relevant utility provider requirements. New incoming service connections shall be established for the majority of supply routes. Arising materials from the demolition and clearance of existing hardstanding shall be processed and reused on site where practicable, including the crushing of existing concrete and paved surfaces for use as engineered hardcore fill, in accordance with the site waste management strategy.

1.5.2 The site compound, contractor welfare facilities and material storage areas shall be established in the locations identified on the approved Site Logistics Plan. All contractor and delivery vehicles shall utilise off-street parking within the site boundary during permitted working hours in order to minimise obstruction and disruption to the public highway and neighbouring occupiers.

1.5.3 Installation of the below-ground foul water and surface water drainage

- systems, including all associated pipework, inspection chambers, connections and attenuation measures, in accordance with the approved drainage strategy and Building Regulations requirements.
- 1.5.4 Excavation to formation level and construction of the substructure, including foundation, in accordance with the structural engineer's specification and any requirements arising from the site investigation report.
 - 1.5.5 Construction of the concrete raft ground floor slab, including all associated blinding, damp proof membranes, insulation and reinforcement, in accordance with the structural and building regulations drawings.
 - 1.5.6 Construction of the superstructure, comprising the external masonry walls, first floor structure, roof construction and all associated weatherproofing, in accordance with the architectural and structural drawings and the approved material schedule.
 - 1.5.7 Completion of all external works, including boundary treatments, hard and soft landscaping, bin and cycle store structures, and any making good of the public highway or neighbouring land disturbed during the course of the works, in accordance with the approved landscaping and site layout drawings.

2.0 Mitigation of Potential Effects During Construction

2.1 Limited Policies & Procedures

Operates the following policies and procedures (amongst others) on all developments.

2.1.1 Environmental Management

- Conservation
- Landscaping
- Visual Intrusion
- Vibration & noise

In addition to Policies and procedures site staff will be directed to the following in respect of AIR(Dust) Pollution and Water(Ground and Surface) Pollution prevention.

○ AIR (DUST) POLLUTION PREVENTION POLICY

All site staff and sub-contractors will be made aware of control of dust (air) pollution policy via site staff inductions and when required via 'Toolbox Talks'. At these talks all site staff will be encouraged to use water efficiently when damping down and to undertake the dust pollution control actions for activities as outlined in the table below.

Any activity likely to produce an excessive level of dust shall only take place after carrying out the necessary risk assessment and implementing any precautions to control and prevent dust (air) pollution.

A nominated staff member is responsible for ensuring implementation and compliance with this policy.

Works	Pollution Control Action
Dust Blown up from Roads, hard surfaces	Dampen down with water with a fine water spray
Materials/dust being blown from skips	Cover skips with tarpaulins or similar
Dust blown from areas around site.	Erect Fencing (permanent) where possible or hoardings to cut down airborne dust
Smoke, ash.	No burning on site
Exhaust from mechanical plant.	Ensure plant is regularly maintained, any plant showing signs of black smoke should be taken out of use. Use low sulphur diesel.
Dust arising from materials/storage.	Cover materials with polythene or tarpaulin.

○ WATER (GROUND & SURFACE) POLLUTION PREVENTION POLICY

Many of the materials used in construction operations, such as oil, chemicals, cement, lime, cleaning materials and paint have the potential to cause serious pollution. Spillage, incorrect storage of fuels, oils, chemicals and waste materials or unsuitable disposal activities can result in pollutants seeping through the soil, causing serious harm to ground water – which is a vital source of drinking water.

Guidelines set out in PPG1 and PPG 6 will be adhered to for all sites, however where a water course runs through or is adjacent to the site, PPG 5 guidelines will also be implemented. Relevant guides for each development will be displayed within the site office.

- PPG 1 (Environment Agency) – General guide to the prevention of pollution
- PPG 5 (Environment Agency) – Works in, near or liable to affect watercourses
- PPG 6 (Environment Agency) – Working at demolition and construction sites

Drip trays, spill kit and absorbent materials will be provided for each site.

All site staff and sub-contractors will be made aware of prevention of water (ground and surface) pollution policy via site staff inductions and when required via 'Toolbox Talks'. At these talks all site staff will be informed of pollution control procedures for activities, as set out in the PPG guidelines, which are to be implemented.

Summarised headings from each PPG guideline document.

PPG 1
Site Drainage
Waste Storage & Disposal
Deliveries & Security
Contingency Plans
Construction & Demolition
Groundwater Pollution

PPG 6
Site Drainage
Deliveries
Storage
Waste Management
Silt
Refuelling
Concrete
Emergencies

PPG 5
General Precautions
Silt
Concrete & Cement
Oil & Chemicals
Herbicide Use
Emergencies

○ NOISE PREVENTION POLICY

Noise monitoring will be established on site throughout the proposed works. The monitoring will be carried out in accordance with any ABP or DLRCC planning consent and also in accordance with Safety, Health and Welfare at Work (Construction) Regulations 2013 Safety, Health and Welfare at Work Act 2005, BS 6187:2011 - Code of Practice for Full & Partial Demolition, BS 5228:2009 Code of Practice for Noise & Vibration Control on Construction & Open Sites, Environmental Protection Agency Act 1992.

Measures will be implemented to minimise the impact of noise emissions at sensitive locations during the construction phase. Such measures will include the following:

- Construction contractors will be required to comply with the requirements of the European Communities (Construction Plant and Equipment) (Permissible Noise Levels) Regulations and the Safety, Health and Welfare at Work (Control of Noise at Work) Regulations;
- All plant items used during the construction phase should comply with standards outlined in the 'Safety, Health and Welfare at Work (Control of Noise at Work) Regulations' and the 'European Communities (Construction Plant and Equipment) (Permissible Noise Levels) Regulations'. Reference will be made to BS 5228: Part 1: 2009 (Noise Control on Construction and Open Sites - Part 1. Code of Practice for Basic Information and Procedures for Noise Control) and will include the following mitigation measures:
 - Training of site staff in the proper use and maintenance of tools and equipment;
 - The positioning of machinery on site to reduce the emission of noise and to site personnel;
 - Sources of significant noise will be enclosed where practicable;
 - Machines that could be in intermittent use will be shut down between work periods or will be throttled down to a minimum;
 - Plant known to emit noise strongly in one direction will, when possible, be orientated so that the noise is directed away from noise sensitive areas; and
 - Plant and/or methods of work causing significant levels of vibration at sensitive premises will be replaced by other less intrusive plant and/or methods of working where practicable.
- Inherently quiet plant will be selected where appropriate;
- Screening and enclosures will be utilised in areas where construction works are continuing in one area for a long period of time or around items such as generators or high duty compressors. For maximum effectiveness, a screen will be positioned as close as possible to either the noise source or receiver. The screen will be constructed of material with a mass of >7kg/m² and should have no gaps or joints in the barrier material. This can be used to limit noise impact to any noise sensitive receptors;

- Operators of all mobile equipment will be instructed to avoid unnecessary revving of machinery and mobile equipment will be throttled down or switched off when not in use;
- Accordingly, where possible all construction traffic to be used on site will have effective well- maintained silencers; and
- All mobile plant will be maintained to a high standard to reduce any tonal or impulsive sounds.

○ VIBRATION PREVENTION POLICY

- Vibration monitoring will be carried out in accordance with BS 5228-1, 2009, Code of Practice for Noise & Vibration Control on Construction & Open Sites. Vibration max peak particle velocity (ppv) limits on site will be limited in accordance with BRE Digest 403 and the above mentioned industry standards. The main contractor is to consider the proximity of the existing developments surrounding the site, such as the Rookbrook development and the offices along the eastern boundary. The contractor is to allow for vibration and movement monitoring points to be set up at designated points. Construction works are to stop immediately if the vibration and movement limits noted above are reached.

A nominated staff member is responsible for ensuring implementation and compliance with this policy.

2.1.2 Energy Management

- Setting up Site Offices
- Procedures for Site Offices
- Procedures for Site
- Reviewing
- Documentation

2.1.3 Disposal of Waste

- Responsibilities
- Management
- Planning removal of waste from sites
- Planning removal of controlled waste from sites
- Movement of special waste
- Recording

2.1.4 Re-Use of Materials

- Responsibilities
- Re-Use
- Recycling
- Documentation

2.2 Hours of Working

2.2.1 Unless otherwise directed by planning, Hours of construction operations on site will be restricted to 07.30 until 6pm Monday to Friday and 08.00am until 1pm on Saturdays and at no time on Sundays or Bank Holidays.

2.3 Public Safety

2.3.1 The site will be secured with Hoarding to existing boundaries where vulnerable to incursion. Each area or phase of construction activity will be secured prior to progression of said phase. Relevant areas of work to be secured will be at the instruction of the Site Manager and only removed when construction in the area is complete and ready for occupation.

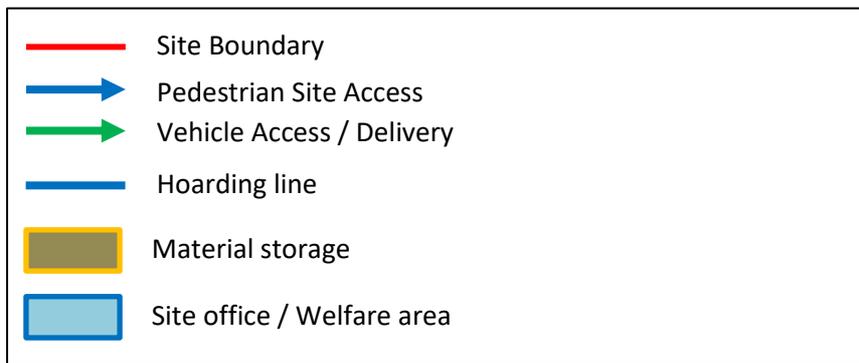
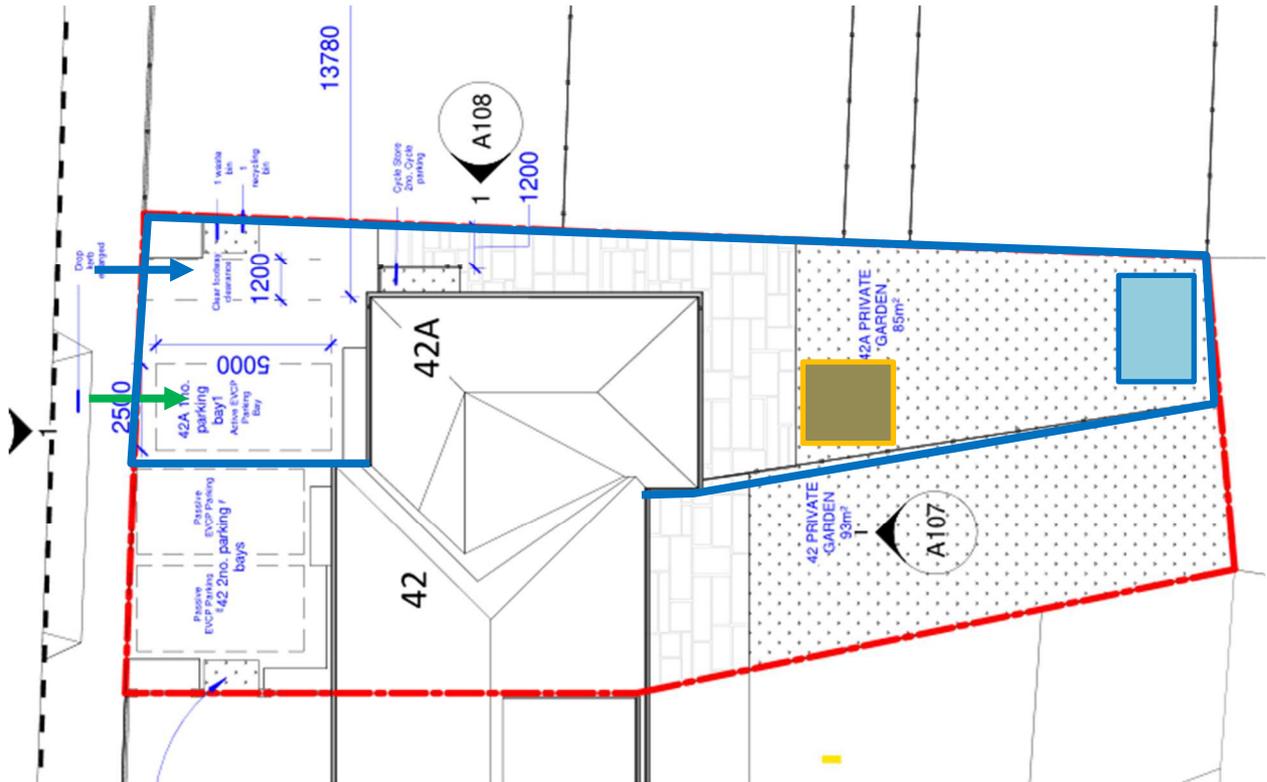
2.3.2 The Site Manager will be responsible for checking and ensuring, on a daily basis, that all road and pedestrian signage and barriers etc. are in good condition.

2.3.3 Access into the site will be gated across the road and locked when site is vacant.

2.4 Site Access

2.4.1 Pedestrian and Vehicle access to the site will be from The Larches.

2.4.2 All Deliveries are via The Larches and off loaded within the front yard.



2.4.3 Contractors vehicles will be restricted, The Larches to reduce congestion. Parking will be restricted with main parking on the front driveway only.

2.4.4 Letters will be issued to all subcontractors and delivery companies confirming the above access arrangements and permitted hours of working and deliveries.

Location plan (site marked with Red Boundary)

2.5 Site Parking

- 2.5.1 A hard standing parking area for site staff and all subcontractors will be provided within the front yard of the site, as shown on the plan enclosed during working hours only. There will be no parking of contractor's vehicles on The Larches.

2.6 Staff Travel Arrangement

- 2.6.1 Construction vehicles travelling to and from the site will be spread across the course of the working day meaning the number of HGV's travelling during the peak hours will be relatively low. Given typical construction working hours, staff travelling in private vehicles will arrive and depart the site outside of the peak traffic hours. As a result it is not anticipated to significantly impact on the surrounding road network.

2.7 Delivery of Materials / Lorry Movements

- 2.7.1 Deliveries to site will be via The Larches
- 2.7.2 Delivery vehicle sizes will vary from small vans to articulated lorries. Should any maneuvers be required within a constrained area movements will be directed under the supervision of a trained, qualified and certified banksman.
- 2.7.3 A traffic management plan will be located within the site office and updated to suit on-site conditions and activities.

2.8 Removal of spoil from site

- 2.8.1 An initial cut and fill exercise has been carried out and the ground levels onsite will have been modelled to provide a minimum amount of need to remove the spoil from site, thereby minimising the number of lorry movements.
- 2.8.2 Excavation earth will be removed to make space for a foundation. The removal of earth will be phased to ensure soil mounding is kept to a minimum and ensuring a regular and managed interval of grab lorries is accounted for.

2.9 Storage of Plant and Materials

- 2.9.1 A material storage / holding area is located within the site compound, at the rear of the site.
- 2.9.2 Small plant and materials will be stored within the perimeter of the security fencing.

2.10 Wheel Washing

- 2.10.1 From site commencement, and until the completion of all groundworks operations, a jet wash will be used on site to ensure that all mud is removed from vehicles prior to them re-entering the public highway.
- 2.10.2 Site staff will be responsible for ensuring that only clean vehicles are allowed to re-enter the public highway and that the public highway is inspected and is clear of mud and any other detritus.
- 2.10.3 A road brush will be kept on site and will be regularly used by the groundwork's contractor to clean on-site roads.
- 2.10.4 Whilst point 2.9.1 should prevent such occurrences, in the event of any material deposits onto the existing highway the Site Manager will arrange for a road sweeper to remove such contamination immediately.

2.11 Measures to control water pollution

- 2.11.1 Earth bunds will be created within the construction area as required to prevent any surface water runoff into existing watercourses.

2.12 Measures to Control Emissions of Dust and Dirt during Construction

- 2.12.1 The following measures will be put in place to control environmental effects of the construction process:
 - All masonry cutting will be water suppressed.
 - Mechanical cut off saws will have dust collection or extraction systems.
 - Mortar will be provided in silo's located adjacent the site compound.
 - Concrete will be ready mixed and delivered mixer trucks.
 - No hand mixing of mortar or concrete will be undertaken on-site.
 - Material stockpiles such as topsoil or stripped areas, liable to dust will be suppressed with sprayed water.

2.13 Management of the site

- 2.13.1 The construction team for the development will comprise: Site Manager – to be appointed

- 2.13.2 The Site Manager is responsible for the day to day running of the site. If, for any reason the Site Manager is absent a suitably qualified person will be appointed to cover in his absence. Appropriately worded notices will be posted around the site providing contact numbers in case of any enquiries or emergencies.
- 2.13.3 The Site Manager will responsible for day to day traffic management and this will be updated on a traffic management plan within the site office indicating any issues for operatives to be aware of.
- 2.13.4 Site visits by external consultants, potential purchasers, or other interested parties will need to be accompanied by the Site Manager.
- 2.13.5 Prior to commencement a letter drop will be undertaken to local residents providing pertinent information and contact details. A copy notification Example is attached.