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# HOLLYBANK
# MUSWELL HILL
# LONDON

## Construction Management Plan (CMP)
## Construction Logistics Plan (CLP)

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# CONTENTS:


CONSTRUCTION MANAGEMENT PLAN (CMP) 1

1. INTRODUCTION
2. DESCRIPTION OF WORKS
3. ENVIRONMENTAL MITIGATION / CONSTRUCTION CONTROL MEASURES
4. EMISSIONS
5. LIGHTING
6. NOISE AND VIBRATION
7. WATER MANAGEMENT
8. LANDSCAPE AND VISUAL
9. CONSTRUCTION TRAFFIC
10. ECOLOGY
11. ARCHAEOLOGY
12. LAND AND SOILS
13. EMERGENCY PLAN
14. THE CODE FOR SUSTAINABLE HOMES
15. CONCLUSION

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# CONSTRUCTION LOGISTICS PLAN (CLP)

16. INTRODUCTION

17. SITE ACCESS

18. TRAFFIC MANAGEMENT PRINCIPLES

19. SECURE BY DESIGN

20. CONSIDERATE CONTRACTORS



# CONSTRUCTION MANAGEMENT PLAN (CMP)

## 1. INTRODUCTION

1.1 The Construction Management Plan (CMP) and Code of Practice set out the management measures which the contractors will be required to adopt and implement for the construction of the Proposed Development at the site known as Hollybank, Muswell Hill, London to manage any construction effects on the environment.




Hollybank (off Muswell Hill)



Hollybank Site Entrance

1.2 The CMP and Code of Practice has been prepared by Maybach Projects to satisfy the requirements of the planning conditions as determined by Haringey Planning Department.

1.3 The requirements of planning condition 5 are set out below.

. *Within 3 months prior to construction work commencing on site of the development hereby approved, the applicant is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for local planning authority for written approval. The Plans should provide details on how the construction work (inc demolition) would be undertaken in a manner that minimises disruption to traffic on Muswell Hill and the roads surrounding the site, and in addition shall include detail of :*

. *a) storage of plant and materials*

. *b) provision of boundary hoarding*

. *c) wheel washing facilities*

. *The Code of Practice shall indicate: -*

. *a. the proposed hours of operation of demolition and construction activities;*

*b. the frequency, duration and means of operation involving demolitions, excavations, piling and any concrete production;*

*c. sound attenuation measures incorporated to reduce noise at source;*

*d. details of measures to be taken to reduce the generation of dust;*

*e. the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.*

*The Code of Practice shall be strictly adhered to during all stages of the construction of the proposed development.*

1.4 The purpose of the CMP and Code of Practice is to avoid construction effects on the environment and existing surrounding communities.

1.5 The construction of the project will include a requirement of the contractor to comply with this CMP. Contractors will also be required to follow the 'Considerate Contractor Scheme' and the 'Code of Practice for construction and demolition sites'.

1.6 Contractors will be required to comply with all relevant environmental legislation and to take account of published standards, accepted industry practice, national guidelines and codes of practice appropriate to the scheme. For the duration of the contract environmental performance of the contractor will be monitored through site inspections and audits.

1.7 Contractors will be required to operate an induction scheme to ensure that all employees are aware of the site rules and their environmental responsibilities, to identify training needs for personnel and to provide appropriate training. The training will include talks for site operatives to maintain an appropriate level of awareness of environmental issues.

*Development Proposal*

1.8 The proposed development includes:

The demolition of existing garage block and dwelling.

The construction of 6 new dwellings for sale

| | | |
|---|---|---|
| House Plot 1,2 and 5 | 2 storey 156m2 | 4bed 8 person |
| House Plot 3 | 2 storey 135m2 | 3bed 5 person |
| House Plot 4 and 6 | 2 storey 156m2 | 3bed 4 person |

Includes for all new drive, gardens and services to meet current building regulation standards.

SITE LAYOUT PLAN



## 2. DESCRIPTION OF WORKS

*Working Hours*

. 2.1 The core working hours will be restricted to between the following:

8.00am to 6.00pm (Monday to Friday)

8.00am to 1.00pm (Saturday)

No Sunday or Bank Holiday working

. 2.2 Any works outside the permitted hours will be required to be approved by Haringey Planning Department

. Construction and Welfare L*ayout*

. 2.3 As far as reasonably practicable and appropriate the construction site layout and appearance will be designed using the following principles:

Site hutting at prominent locations will be screened.

The site will be fully secured with locked entrance gates and secure boundaries.

Existing features will screen the sites where appropriate.

Storage sites, fixed plant and machinery equipment and temporary offices will be located to limit environmental impacts, as far as reasonably practicable and having due regard to neighbouring accommodation as far as allowed by the constraints of the site.

Site lighting will be located and directed so as not to intrude into occupied residential properties.

Where required, security cameras will be sited and directed so that they do not intrude into occupied residential properties.

Site plant and facilities will be powered from mains electrical sources where such mains sources are readily available.

. 2.4 As far as reasonably practicable the visual intrusion of construction sites on nearby residents and users of local facilities and amenities will be contained and limited. The hoardings will accord with the following principles:

The standard hoarding will be of suitable height, generally plywood faced, timber framed hoarding suitably painted.

The hoarding will be increased in height and possibly altered in form to enhance acoustic or visual considerations for specific locations.

Suitable measures will be used for tree protection.

Where reasonably practicable existing walls, fences, hedges and earth banks will be retained.

Notices will be displayed on all site boundaries to warn of hazards on site such as deep excavations, construction access, etc.

Appropriate sight lines/visibility splays will be maintained to ensure safety of both vehicles and pedestrians.

Temporary fences may be used in certain areas such as for short term occupation sites.

*Site Access*

. 2.5 Construction traffic will access the site from Muswell Hill. This is the only access providing vehicular access, even when the site was used as a garage site.

. 2.6 All construction traffic entering and leaving the site will be closely controlled by appointing a banksman should the need arise.

*Communication*

. 2.7 Communication with local residents and Local Planning Authority will be undertaken at an appropriate level and frequency. This will include distribution of information relating to relevant aspects of construction.

. 2.8 Appropriate arrangements will be made for monitoring and responding to complaints relating to relevant aspects of construction eg piling and demolition.

## 3. ENVIRONMENTAL MITIGATION / CONSTRUCTION CONTROL MEASURES

### WASTE MANAGEMENT

. 3.1 Surplus or waste materials may arise from either materials imported to site or from those generated on site due to demolition and site works. This plan will outline the procedures that will be put in place.

. 3.2 Relevant waste and resource management procedures will be communicated to all operatives during the site induction.

. 3.3 A specific area shall be laid out and labeled to facilitate the separation of materials for potential recycling, salvage and reuse. Recycling and waste receptacles are to be kept clean and should be marked clearly in order to avoid contamination of materials.

. 3.4 The client and principal contractor must take reasonable steps to ensure security measures are in place to prevent the illegal disposal of waste at the site.

. 3.5 The principal contractor will provide on-site instruction of appropriate segregation, handling, recycling, reuse and return methods to be used by all parties at all appropriate stages of the project.

## 4. EMISSIONS

. 4.1 Activities with the potential to emit particulate matter or oxides of nitrogen to air will be monitored and managed.

. 4.2 The application of standard dust control measures included in the British Research Establishment guidance (Building Research Establishment, 2003) are normal working practice on all well managed construction sites in the UK. Standard measures will be applied to the construction areas within the Application Site and will be agreed with the local authority air quality/pollution control officer or Environmental Health Officer in advance of works starting on site.

. 4.3 Vehicle and plant emissions will be controlled by implementing the following measures:

Engines of all vehicles, mobile and fixed 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 where possible.

Plant will be well maintained, with routine servicing of plant and vehicles to be completed in accordance with the manufacturer's recommendations and records maintained for the work undertaken.

All project vehicles, including off-road vehicles, will hold current MOT certificates, where applicable and where required due to the age of the vehicle, (or to be tested to an equivalent standard) and that they will comply with exhaust emission regulations for their class.

Siting haul routes and operating plant away from potential receptors such as houses, schools and hospitals.

Avoiding the use of diesel or petrol powered generators and using mains electricity or battery powered equipment where available.

Maximising energy efficiency (this may include using alternative modes of transport, maximising vehicle utilisation by ensuring full loading and efficient routing).

All commercial on road vehicles used in construction must meet the European Emission Standards pursuant to the EC Directive 98/69/EC (commonly known as Euro standards) of Euro 3 during any works.

4.4 Dust control procedures will be implemented to avoid as far as is reasonably practicable the emission of dust and other particulates that would adversely affect the air quality to ensure there is no significant deterioration of current air quality as a result of the works.

4.5 Dust monitoring will comprise agreed monitoring techniques at locations on site boundaries or near to local receptors. Results will be filed and available for inspection upon request.

4.6 The emission of dust and other particulates will be controlled by implementing the following measures:

ensure an adequate water supply on the site

ensure disposal of run-off water from dust suppression activities, in accordance with the appropriate legal requirements

maintain all dust control equipment in good condition and record maintenance activities

keep site fencing, barriers and scaffolding clean using wet methods

provide easily cleaned hard standing for vehicles

ensure regular cleaning of hardstandings using wet sweeping methods

not allow dry sweeping of large areas

provide and ensure the use of wheel-wash facilities near the site exit wherever there is a potential for carrying dust or mud off the Application Site

provide rumble grids to dislodge accumulated dust and mud prior to leaving the Application Site wherever there is a potential for carrying dust or mud off the Application Site and where reasonably practicable

ensure there is an adequate area of hard surfaced road between the wheel- wash facility and the site exit, wherever site size and layout permits

install appropriately surfaced long term haul routes, which are regularly damped down with fixed or mobile sprinkler systems and regularly cleaned

inspect haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable

ensure that un-surfaced haul routes and work areas are regularly damped down in dry conditions

routinely clean public roads and access routes if required using wet sweeping methods

ensure vehicles working on site have exhausts positioned such that the risk of re-suspension of ground dust is minimised (exhausts should preferably point upwards), where reasonably practicable

impose and signpost maximum speed limits on un-surfaced haul routes, surfaced haul routes and work areas

ensure all vehicles carrying loose or potentially dusty material outside the Application Site are fully sheeted

ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery

mix large quantities of cement, bentonite, grouts and other similar materials in designated areas which will be enclosed or shielded

store materials with the potential to produce dust away from site boundaries where reasonably practicable

ensure sand and other aggregates are stored in sheltered areas and are not allowed to dry out

minimise the amount of excavated material held on site

seal stockpiles of excavated cohesive material held on site, where required

avoid double handling of material wherever reasonably practicable

ensure water suppression is used during any demolition operations

considerate location of grinding and cutting activities

ensure that any plant, identified above, is operated in accordance with the conditions set out in the permit and a copy of the permit is held on site

use enclosed rubble chutes and conveyors where reasonably practicable or use water to suppress dust emissions from such equipment

sheet or otherwise enclose fully loaded bins and skips

minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate

seal or re-vegetate completed earthworks as soon as reasonably practicable after completion

use design/prefabrication to reduce the need for grinding, sawing and cutting on site wherever reasonably practicable

only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as portable water sprays

carry out site inspections regularly to monitor compliance with dust control procedures set out above

increase the frequency of site inspections when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions

record any exceptional incidents causing dust episodes on or off the site

all loads entering and leaving site will be covered

use Just-in-Time deliveries outside of peak periods when possible

screen buildings, where dust producing activities are taking place, with debris screens or sheeting

provide and ensure appropriate use of water sprays/chemicals to control dust

seed or seal medium or long term excavated material and soil stockpiles

ensure slopes on stockpiles are no steeper than the natural angle of repose of the material and maintain a smooth profile

ensure equipment is readily available on site to clean any spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods

where appropriate use increased hoarding height to protect receptors

## 5. LIGHTING

. 5.1 In determining the lighting arrangement on site, consideration will be given to residents and other sensitive receptors that may experience a nuisance by light. Where appropriate measures will be implemented to reduce obtrusive light.

. 5.2 Where possible a daylight only construction schedule will be adopted to minimise adverse lighting. It is unavoidable that construction work may require work during the hours of darkness in consideration of shorter daylight availability during winter months.

. 5.3 Where appropriate the following measures will be considered for implementation

Dim or switch off lights where it is safe to do so

Use specifically designed equipment

## 6. NOISE AND VIBRATION

. 6.1 Before works on site are commenced, the contractor should make available for inspection by the council the following information:

a method statement (in accordance with the principle described in BS 5228: 2009: Part 2: *Code of practice for noise and vibration control on construction and open site*) stating precisely the type of plant to be used and the

proposed noise control methods

a programme of work indicating the noise intensity and the location for each activity on the programme

documentation from the manufacturers literature establishing the sound power levels of the plant

calculations of LAeq and peak levels at specified buildings, as requested

. 6.2 The contractor will also be required to comply with other relevant provisions of the Control of Pollution Act 1974 and the Environmental Protection Act 1990. The contractor should also comply with the recommendations set out in BS 5228:1997 AMD 1 Code of practice for noise control on construction and demolition sites.

. 6.3 Works plant and equipment must also comply with the Noise at Work Regulations 1989 in order to protect on-site personnel. Technique and choice of equipment should be dependent on the nature of the surrounding buildings and the environment e.g. residential/commercial. All worksite gates should be controlled to give the minimum amount of time open for passage of vehicles, in order to minimise plant vehicle noise to the local environment. Noisy plant or equipment should be sited as far as is practicable

. 6.4 Vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers and maintained in good and efficient working order and operated in such a manner as to minimise noise emissions. For each item of plant used in the works, the values quoted in the relevant EC Directive/UK statutory instrument, where appropriate, should not be exceeded (e.g. S.I1984/1992, 1985/1968, 1987/1730, 1988/361, 1989/1127).

. 6.5 Muffling should be in accordance with the recommendations set out in BS 5228:1997, Code of practice for noise control on construction and demolition sites:

compressors should be fitted with properly lined and sealed acoustic covers, which should be kept, closed whenever in use

pneumatic percussive tools should be fitted with mufflers or silencers of the type recommended by the manufacturers

machines in intermittent use should be shut down in the intervening periods between work or throttled down to a minimum

care should be taken when loading or unloading vehicles or dismantling scaffolding or moving materials etc. to reduce impact noise

the delivery and collection of skips is a very noisy operation. In noise sensitive areas this operation will be restricted only to specified hours

. 6.6 The contractor will follow best practicable means to reduce the noise effect on the local community including the following:

each item of plant used on the worksites should comply with the noise limits quoted in the relevant European Commission Directive 2000/14/EC/United Kingdom Statutory Instrument (SI) 2001/1701.

the recommendations set out in Annex B of Part 1 of BS 5228 and Sections 7.3 and 9.2 of Part 4 of BS 5228 with regard to noise and vibration options will be adopted unless agreed in advance with the relevant local authority.

materials will be handled with care e.g. material such as scaffolding and steelwork will be placed rather than dropped.

drop heights of materials from lorries and other plant will be kept to a minimum with regards to the piling of foundations, if this is required for any of the proposed buildings, to ensure where possible, that noise and vibration effects during these works are minimised .

fixed and semi-fixed ancillary plant such as generators, compressors and pumps liable to create noise and/or vibration whilst in operation will, as far as reasonably practicable, be located away from sensitive receptors.

the use of barriers to absorb and/or deflect noise away from noise sensitive areas will be employed where required and reasonably practicable.

all plant used on site, paying particular attention to the integrity of silencers and acoustic enclosures will be maintained in good and efficient working order and operated such that noise emissions are minimised as far as reasonably practicable.

as far as reasonably practicable, any plant, equipment or items fitted with noise control equipment found to be defective should not be operated until repaired.

where reasonably practicable, fixed items of construction plant should be electrically powered in preference to diesel or petrol driven.

vehicles and mechanical plant employed for any activity associated with the construction works will, where reasonably practicable, be fitted with effective exhaust silencers and will be maintained in good working order and operated in a manner such that noise emissions are controlled and limited as far as reasonably practicable.

machines in intermittent use should be shut down or throttled down to a minimum during periods between work.

as the various phases of the Proposed Development are completed and occupied, ongoing construction works may affect future residents. Some construction works will be carried out in close proximity to occupied buildings. The Proposed Development, detailed method statements should be developed to demonstrate how these impacts will be managed and disturbance kept to a minimum.

6.7 Occupiers of nearby properties will be informed in advance of the works taking place, including the duration and likely noise and vibration impacts.

6.8 As far as reasonably practicable, provided it is safe to do so, the noise from reversing alarms will be controlled and limited. This will be managed through the following techniques:

the site layout will be designed to limit and where reasonably practicable, avoid the need for the reversing of vehicles. Drivers will be familiar with the worksite layout.

reversing alarms incorporating one of more of the features listed below or any other comparable system will be used where reasonably practicable; i) highly directional sounders; ii) use of broadband signals; iii) self adjusting output sounders; and iv) flashing warning lights.

reversing alarms will be set to the minimum output noise level required for health and safety compliance.

## 7. WATER MANAGEMENT

7.1 Works will be undertaken in accordance with approvals from the Environment Agency where appropriate and will adhere to Environment Agency Pollution Prevention Guidelines.

7.2 All hazardous substances (including liquids and solids) will be stored within impermeable, bunded areas, to remove the risk of migration to groundwater or a nearby watercourse to the satisfaction of the Environment Agency. The measures proposed will assist in avoiding or minimising the potential for contaminants and suspended solids to migrate to surface and groundwater, reduce localised flood risk, and protect water quality and the ecosystems the water resources support.

7.3 The following list shows measures that should be put in place to prevent pollution and would conform to the best practice policy proposed by the Environment Agency (EA) via the Pollution Prevention Guidelines (PPGs):

the handling, use and storage of hazardous materials to be undertaken in line with the EA's Pollution Prevention Guidelines (e.g. PPG2 Above Ground Oil Storage Tanks);

adequately bunded and secure areas with impervious walls and floor for the temporary storage of fuel, oil and chemicals on site during construction;

drip trays to collect leaks from diesel pumps or from standing plant;

oil interceptor(s) fitted to all temporary discharge points and for discharge from any temporary oil storage/ refuelling areas;

development of pollution control procedures in line with the EA's Pollution Prevention Guidelines, and appropriate training for all construction staff;

provision of spill containment equipment such as absorbent material on site.

restrictions on use of unnecessary machinery near adjacent water bodies;

the treatment of any runoff from development areas with elevated suspended solids prior to discharge. Approval will be obtained from the EA for any discharges to controlled waters. Treatment measures could include perimeter cut-off ditches, settlement lagoons, overland flow and/or settlement tanks;

wheel wash facilities should be provided for vehicles moving to and from the Application Site at all entry and exit points. Silty water from wheel-wash facilities will require appropriate disposal to prevent unacceptable levels of suspended solids entering any nearby surface water bodies. As noted above, any disposal of surface water generated on site during construction to controlled waters will require consent from the EA. Wheel wash facilities

the early re-seeding of cleared land, where practicable, to minimise exposed land and the entrainment of sediment by overland flow; and this can be managed by ensuring construction plant/ materials are stored on hardstanding surfaces where possible. Where this is unavoidable, the Contractor will ensure any compacted topsoil is loosened as soon as possible following completion of the works.

7.4 Site drainage, including surface runoff and dewatering effluents, will be discharged to sewers where reasonably practicable. Site drainage will meet the requirements for effluent and flood risk standards required by the sewerage undertaker.

7.5 The relevant sections of BS6031:2009 Code of Practice for Earthworks for the general control of site drainage will be followed.

7.6 During construction, protection measures to control the risk of pollution to surface water will be adopted. These will include:

Any containers of contaminating substances on site will be leak proof and kept in a safe and secure building or compound from which they cannot leak, spill or be open to vandalism. The containers will be protected by temporary impermeable bunds with a capacity of 110% of the maximum stored volume. Areas for transfer of contaminating substances will be similarly protected.

All refuelling, oiling and greasing will take place above drip trays or on an impermeable surface which provides protection to underground strata and watercourses and away from drains as far as reasonably practicable. Vehicles will not be left unattended during refuelling.

Only construction equipment and vehicles free of oil/fuel leaks which could cause material contamination will be permitted on site. Drip trays will be placed below static mechanical plant.

All wash down of vehicles and equipment will take place in designated areas and wash water will be prevented from passing untreated into watercourses and will comply with EA's Pollution Prevention Guidance (PPG) note PPG13.

EA note PPG 23 will be followed when carrying out maintenance of structures over water. As far as reasonably practicable, only biodegradable hydraulic oils will be used in equipment working in or over watercourses.

Appropriate measures to be taken to protect erodible earthwork surfaces.

. 7.8 The Pollution Prevention Measures and good construction practices will ensure that any oils, hydrocarbons or hazardous materials stored on site will not leak onto the ground surface and thereby ensure that there is no pathway for contaminants to affect Plymstock Quarry. These techniques will also ensure that surface water bodies and associated ecosystems are protected as there is a hydraulic connectivity between these bodies and the groundwater.

. 7.9 Protection measures to control the risk of pollution to groundwater will be consistent with the Groundwater Regulations 1998. Where reasonably practicable, the use of materials that could pollute groundwater will be avoided. This will include special consideration for the use of substances contained within List I and II of the Groundwater Regulations SI 1998/2746 (Groundwater Directive: 80/68/EEC).

## 8. LANDSCAPE AND VISUAL

. 8.1 Visual effects on external receptors may arise from construction operations and associated components such as the installation of visible plant, temporary site lighting, temporary screening and security fencing, visible security measures, and the erection of temporary buildings on site.

. 8.2 Measures will be employed during the construction period to limit night time working, stipulate working hours, consider appropriate visual screening of the operations and ensure the careful siting of construction compounds away from the most sensitive visual receptors.

. 8.3 Phasing the implementation of the landscape framework in advance of, or concurrently with, the development as far as practicable / viable.

. 8.4 Where the proposal includes the retention of existing trees, the provisions in BS5837: 2005 (Trees in Relation to Construction) will be followed during construction. All tress designated with `tree Preservation Orders will be clearly marked and individually fenced off for protection. The Councils Landscape Architect will be requested to visit site and confirm/agree any further protective

measures that maybe required to ensure the protection and continual survival of the tree.

. 8.5 All temporary material storage will be located wherever practical at adequate distances from tree cover to avoid physical damage. Where tree roots may be subject to potential vehicle compaction, additional temporary protection of the ground surface may be introduced.

## 9. Construction Traffic

The strategy for reducing construction traffic is as follows:-

Minimising the requirement for construction materials to be imported or exported.

Specifying materials and construction techniques that are resource-friendly.

Using locally sourced materials where possible, to reducing haulage lengths.

Managing effectively the ordering and supply of goods to construction sites - this can significantly reduce both road vehicle mileage and construction costs and wastage.

Encouraging the development of sustainable supply chains for construction materials.

Managing the movement of workers into the development - via a Construction Travel Plan for the Proposed Development addressing the main means by which the workforce will travel to the Site.

. 9.2 In practice, regardless of any super-imposed controls, only a very limited number of car and HGV construction movements typically occur during the peak hours. The working hours of most operatives would not coincide with the network peak, construction processes would be programmed to avoid reliance on deliveries of concrete and bituminous materials during the more congested periods and delivery drivers would wish to avoid being on the network at congested times of the day when drivable hours used are disproportionate to the quantities of goods deliverable.

. 9.3 A suitable person will be nominated as a construction traffic co-ordinator during the construction period to monitor heavy goods vehicle deliveries and collections of construction materials to and from the Application Site to ensure compliance so far as practicable.

## 10. ECOLOGY

10.1 The measures to be implemented will include the monitoring of both on and off-site biodiversity measures to avoid or manage adverse effects or to deliver enhancement measures.

10.2 Amphibians, invertebrates, reptiles, birds, bats and other mammals have been recorded at the proposed worksite.

10.3 Measures from the Environmental Statement are provided below.

10.4 The movement of construction plant and other vehicles will be restricted by the use of appropriate fencing pursuant to the planning condition to minimise any possible damage to retained habitats.

10.5 No material should be stockpiled (nor compounds established) within, or in close proximity to, these sensitive areas. The integrity of these fences should be maintained throughout the demolition and construction stages. This fencing should be installed at the agreed distance from the edge of trees with TPO's and mature landscape to be retained.

. Protective fencing should also be used to protect individual trees that are located close to the construction site and are to be retained. This fencing would be placed outwith the tree canopy to protect tree roots and branches. All fencing should comply with the appropriate British Standards.

10.6 Care should be taken to reduce, as far as possible, the number of mature trees that may be lost during the construction stage.

10.7 All works should be carried out in accordance with 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' (2009).

## 11. ARCHAEOLOGY

11.1 There are no areas of archaeological interest within the site.

## 12. LAND AND SOILS

12.1 It is not envisaged that this site has a history of contaminated soil. The Geotechnical report makes reference to the local area noting none has been found within the area.

It is recommended that specific precautions are taken to reduce potential exposure in accordance with the principle of 'as low as reasonable practical' (ALARP). This may include appropriate health and safety briefings and training and personal protective equipment (PPE).

Dust suppression measures and wheel washing facilities;

12.2 Extensive ground investigations have been undertaken at the worksite and the results have confirmed the contamination status of the Application Site. Further soil quality tests may be undertaken as works progress for material and waste management purposes.

12.3 Measures in the event of unknown contamination being encountered:

12.4 To address the potential risk from encountering unexpected contamination a watching brief would be maintained during excavation works. The person assigned would be suitably qualified in identifying indicators of contamination.

12.5 In accordance with best practice where unexpected contamination is encountered work in the area of concern should be halted until an assessment can be made by a suitably qualified specialist in conjunction with the Local Authority.

12.6 Where materials that are contaminated are to be disturbed then the following measures should be implemented:

measures to minimise dust generation;

provision of personal protective equipment (PPE) to

construction personnel, such as gloves, barrier cream, overalls, dust masks, respirators etc. to minimise direct contact with soils. The precise requirements should be determined following an appropriate hazard assessment;

provision of adequate hygiene facilities and clean facilities.

## 13. EMERGENCY PLAN

*General Arrangements*

13.1 A set of standardised emergency response procedures will govern the management of environmental incidents. Construction contractors will be required to adhere to and implement these procedures and ensure that site operatives are familiar with the emergency arrangements.

. 13.2 The emergency procedure will contain emergency phone numbers and the method of notifying local authorities and statutory authorities. Contact numbers for key personnel will also be included.

. 13.5 A number of specialist spill contractors will be identified that can be called upon should this be required to manage a major spill.

13.6 In the event a spill occurs the following actions will be taken:

when a spill occurs the site manager will be informed immediately.

in dealing with the spillage the personal safety of the site-workers and the general public will not be compromised.

where required to stop or contain the spillage work will be halted.

the cause of the spillage will be stopped.

the spill will be contained. Particularly pathways to any drains and water courses will be blocked as soon as possible.

the spilled materials will be removed and disposed of in accordance with the waste regulations.

## 14. Code for Sustainable Homes

. 14.1 A number of Code credits are available for sustainable construction practices. Contractors will be required to target the following credits:

. 14.2 Contractors will be required to manage construction areas in an environmentally and socially considerate, responsible and accountable manner. This means that they will be required to sign up to a good site practice scheme such as Considerate Constructors.

. 14.3 Contractors will be required to manage construction areas in an environmentally sound manner in terms of resource use, energy consumption and pollution. This means assigning responsibility to an individual(s) for monitoring, recording and reporting energy, water and transport consumption data resulting from all construction processes.

. 14.4 Contractors will be required to specify responsibly sourced materials for key building elements. See further commentary on waste practices below.

. 14.5 Contractors will be required to promote resource efficiency via the effective management and reduction of construction waste.

. 14.6 Contractors will be required where practicable to use recycled and secondary aggregates, thereby reducing the demand for virgin material and optimising material efficiency in construction.

. 14.7 Contractors will be required to protect existing ecological features from substantial damage during site preparation and completion of construction works.

. 14.8 In order to manage the long term impact of the Proposed Development on the Application Site and the surrounding area's biodiversity, the principal contractor should nominate a staff member with the authority to influence site activities and ensure that detrimental impacts on site biodiversity are minimised in line with the recommendations of a suitably qualified ecologist.

. 14.9 The principal contractor will also be required to train the site workforce on how to protect site ecology during the project. Specific training will be carried out for the entire site workforce to ensure they are aware of how to avoid damaging site ecology during operations on site.

. Training will be based on the findings and recommendations for protection of ecological features highlighted within a report prepared by a suitably qualified ecologist.

. 14.10 The principal contractor should record actions taken to protect biodiversity and monitor their effectiveness throughout key stages of the construction process.

## 15. Conclusion

15.1 The overall objective of this Construction Management Plan is to ensure that throughout the construction period, the following fundamental goals are all met so far as practicable:

exemplary environmental practice

protection of the interests of local residents

amenity

environmental receptors

efficient, economic and timely construction practices.

# CONSTRUCTION LOGISTICS PLAN (CLP)

## 16. Introduction

- 16.1 This Construction Logistics Plan (CLP) has been prepared to discharge planning condition

- *The plan shall include construction vehicle movements, construction operation hours, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, and a scheme to encourage the use of Public Transport amongst contractors.*

- 16.2 The site is located in Hollybank, which is accessed off Muswell Hill. Hollybank is a few minutes walk from local shops and businesses and 3 miles from Crouch End and Woodgreen.

- 16.3 The site comprises of redundant garage site and a dwelling that is due to be demolished as part of the development of the site.

- 16.5 This construction logistics plan outlines the management of materials movements and interaction with the surrounding road network during the construction process.

- 16.6 The site management team will be based onsite during the construction period to ensure that all contractors and material suppliers are safely implementing this plan.

- 16.7 All contractors and suppliers will be made aware of this Construction Logistics Plan.

## 17. Site Access

17.1 The primary access for all construction traffic will be the existing highway network. Access to the site will be via Muswell Hill leading into Hollybank.

17.2 The site working hours will be in accordance with the planning conditions.

8.00am to 6.00pm (Monday to Friday)

8.00am to 1.00pm (Saturday)

No Sunday or Bank Holiday working

17.3 In order to maintain these working hours contractors will require a period of up to 1⁄2 hour before and at the end of the day of working shift to start up and close down the works activities. This will not include the operation of mechanical plant and machinery.

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## 18. Traffic Management Principles

18.1 During the construction period it is important that construction traffic is managed and integrated into the existing road highway network, to maximise construction efficiency and safety while minimising the risk of inconvenience and nuisance to the public. This will be achieved through management, programming and co-ordination of the construction works. To minimise the impact of construction traffic on the existing road and highway network the following principles will be auctioned:

a Delivery vehicles will supply and remove construction materials from the site.

b Delivery vehicles whenever practical will avoid “peak public traffic hours” to reduce traffic congestion and nuisance to the existing surrounding road and highway networks.

c Local suppliers will be used wherever practical and possible to do so in order to minimise the volume of construction traffic.

d The site entrance will be appropriately signed to avoid congestion.

e The site entrance will be suitably guarded to prevent unauthorised access and minimise nuisance.

f Onsite car parking for essential contractor vehicles will be provided onsite. Other contractors will be encouraged to use public transport whenever possible.

g All delivery vehicles will be unloaded within the site boundary.

h Onsite traffic routes and unloading areas will be designated to avoid congestion and nuisance at the site entrance.

i All suppliers and contractors will be made aware of the traffic routes to avoid delays and congestion at the site entrance.

j The site entrance will be maintained and kept clean and clear. There will be appropriate onsite wheel wash facilities to prevent soiling of the highway roads.

k All material containers leaving site will be appropriately covered to avoid soiling of the roads and highway and nuisance to the pedestrian and user Public.

l A suitable staff member should be appointed to be responsible for all day-to- day traffic management matters

m A suitable qualified planner responsible for all technical matters related to the traffic management should also be appointed

n Maintenance and inspection will be undertaken by experienced and qualified personnel; the outcome of inspections should be recorded and handed to the project manager on a weekly basis.

o A 24 hour 'out-of-hours contact' staff member will be provided so qualified personnel are available continually to deal with eventualities.

p A stock of signs, cones and barriers will be kept on site so that any damaged or stolen equipment can be replaced as quickly as possible.

q Site speed limits will be mandatory and rigidly enforced

**Workforce**

18.2 The principle contractor will use the skills of local sub contractors and tradesmen as appropriate and whenever possible.

18.3 The workforce will be encouraged to use public transport wherever possible. Secure cycle areas will also be provided onsite for those wishing to cycle to work.

## 19.0 Secure by Design

The project will be registered for Secure by Design so that during the construction period, the contractor is obliged to observe the requirements for security and safety of associated personnel.

## 20.0 Considerate Contractors

The contractor will be required to register the project as observing the requirements for Considerate Contractor. This a national initiative whereby the contractor has to meet safety standards and good site housing keeping for the neigbourhood and local residents ensuring that the site creates little or impact to during the construction period. During the construction period, regular site visits are made by an approved 'inspector'