



DEMOLITION MANAGEMENT PLAN

505-511 Archway Road, London, N6 4HX

Planning-stage draft prepared to support discharge of demolition / construction environmental management planning requirements.

Document Ref	RLR-DMP-ARCHWAY-001 Rev 01
Revision	Rev 01 - Draft for Client / Planning Review
Date	04/06/2026
Prepared For	RLR Demolition Ltd
Project	505-511 Archway Road, London, N6 4HX
Status	For planning support only - final issue to be checked against latest surveys, LPA conditions and appointed Principal Contractor arrangements

Document Control

Version	Date	Prepared / Revised By	Status / Purpose
01	04/06/2026	RLR Demolition Ltd / Project Team	Initial planning-stage Demolition Management Plan prepared from the PCI, RLR quotation and planning condition extract supplied.

This document is a live planning and management document. It must be reviewed and updated before works commence once the final programme, appointed Principal Contractor arrangements, statutory notices, asbestos survey, service isolation information, ecological requirements, traffic management arrangements and any LPA comments are confirmed.

1. Introduction and Purpose

This Demolition Management Plan has been prepared for the proposed demolition works at 505-511 Archway Road, London, N6 4HX. It sets out how the demolition phase will be planned, managed and monitored to control safety, environmental and neighbour-impact risks during the works.

The document is intended to support planning approval / discharge of pre-commencement demolition management requirements. It is not a substitute for the Construction Phase Plan, task-specific RAMS, statutory demolition notice, asbestos documentation, temporary works information, service disconnection records or any permit-to-work system required before work starts.

Planning-stage limitation

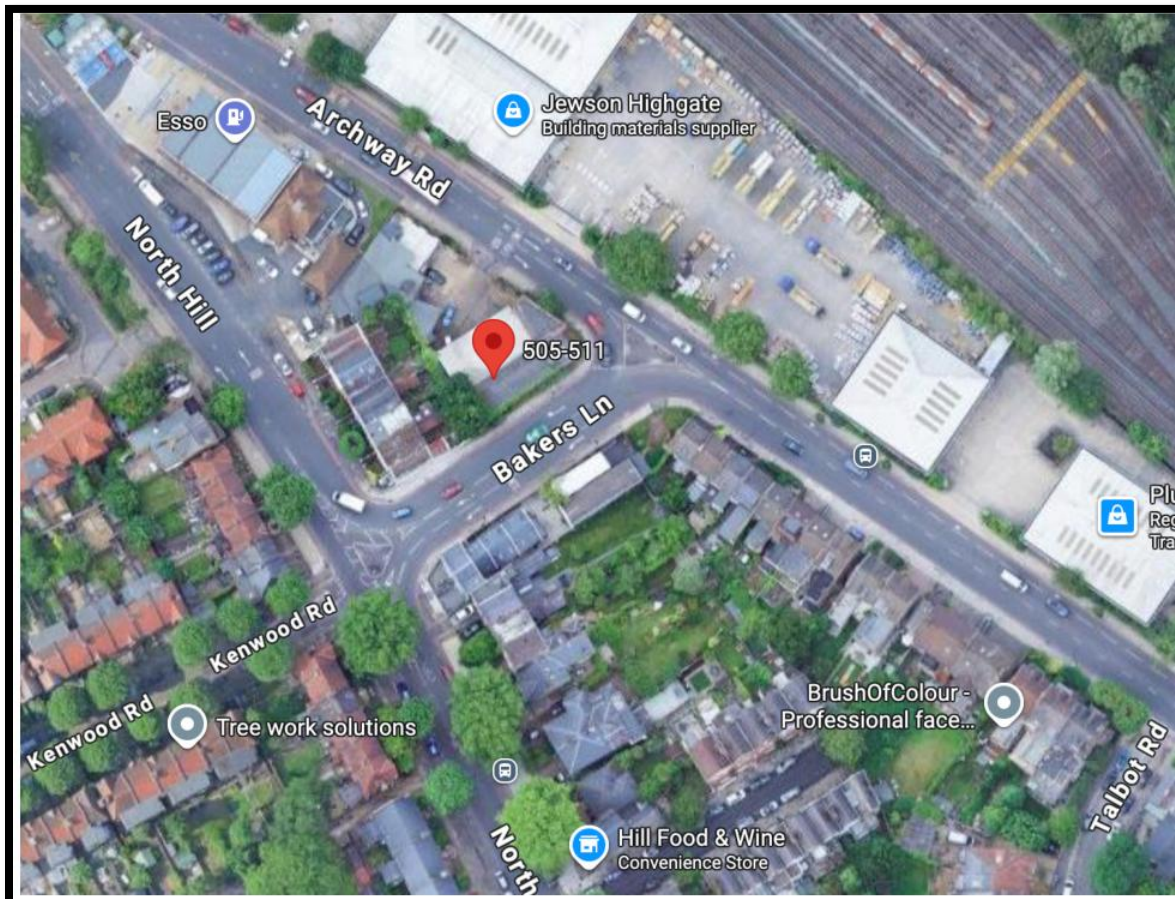
The RLR quotation states that the client is to act as Principal Contractor during the works, that welfare is to be supplied by the client, and that hoarding, service isolation, asbestos removal, monitoring and environmental / ecological constraints were not included at tender stage unless instructed separately. This DMP therefore identifies those items as pre-commencement hold points or client / Principal Contractor responsibilities where appropriate.

2. Information Reviewed and Basis of Assessment

Information Item	Details / Relevance to DMP
Pre-Construction Information	Simply CDM Pre-Construction Information, 505-511 Archway Road, Issue No. 1 dated 10/11/2025. Includes site constraints, neighbouring land uses, service / asbestos / ground information gaps and general management requirements.
RLR quotation	RLR Demolition Ltd tender letter for 505-511 Archway Road dated 09/01/2025. Scope includes mechanical demolition, limited vegetation removal, foundations to 1m below ground level, 100mm hardstanding removal, waste disposal and clean down.
Planning condition extract	Client-supplied extract requiring a Demolition / Construction Environmental Management Plan to address noise, dust, air quality, ecological safeguards, seasonal restrictions, site manager details and complaints procedure.
Design / survey information	Existing information issued to the Principal Designer is stated as being limited to planning drawings. No existing Health and Safety File, asbestos R&D survey, service records, ground investigation or UXO survey has been confirmed within the information reviewed.

3. Project Summary

Item	Project-Specific Detail
Site / Project	505-511 Archway Road, London, N6 4HX
Client	London Borough of Haringey / Haringey Council.
Principal Designer	Simply CDM, as identified in the PCI.
Principal Contractor	Alexander James
Demolition Contractor	RLR Demolition Ltd.
Existing Use / Structures	Commercial vehicle-maintenance type buildings, including mainly low-ceiling steel and timber garage-type structures and one two-storey flat-roof red brick building located near the western and northern boundary walls.
Proposed Works	Mechanical demolition of the existing structures, limited vegetation removal, removal of foundations to 1m below ground level, removal of 100mm hardstanding, waste disposal and site clean down.
Indicative Duration	4-5 weeks subject to site visit, final programme, surveys, service disconnections, permits and weather / site conditions.
Normal Working Hours	RLR tender working hours: Monday to Friday 07:30-17:00. These hours must be checked against final LPA conditions before commencement.



Site location extract from the Pre-Construction Information / Google Maps imagery. Final logistics plan to be based on a current site survey and agreed access route.

4. Scope of this Demolition Management Plan

The DMP covers the management arrangements for demolition, waste removal, limited vegetation clearance, foundation breakout to the quoted depth, hardstanding breakout, environmental controls, traffic / logistics controls, emergency arrangements and complaints handling for the demolition phase only.

4.1 Included Demolition Activities

- Pre-start checks, document review and site set-up coordination.
- Mechanical demolition of the existing commercial buildings using suitable demolition plant selected following site visit and ground suitability checks.
- Limited vegetation removal where required for the demolition works, subject to ecological and tree protection controls.
- Removal of foundations associated with the demolished structures to 1m below existing ground level.
- Breaking out and removal of existing hardstanding to an assumed depth of 100mm.
- Segregation, loading and lawful disposal / recycling of demolition arisings.
- Final clean down and leaving the demolition area in a safe condition for the following works.

4.2 Exclusions / Client or Others to Confirm

The following matters must be closed out by the client, Principal Contractor or appointed specialists before relevant works start, unless separately instructed and agreed with RLR in writing:

- Statutory service disconnections, diversions and written isolation certificates.
- Asbestos refurbishment and demolition survey and any asbestos removal or analytical clearance required before demolition.
- Design, installation and maintenance of public hoarding or highway licences unless separately instructed.
- Structural assessments, designed temporary works, party wall matters, retained-structure design or permanent works.
- Ground investigation, contaminated land assessment / remediation and UXO assessment or mitigation.
- Ecological surveys, bat roost assessment, nesting bird checks, tree/root protection advice and any watching brief required by the LPA or ecologist.
- Dust, noise, vibration or air-quality monitoring by specialist consultant where required by planning condition, client instruction or statutory authority.
- Removal of hazardous / COSHH materials left by previous occupants unless specifically identified, priced and agreed.

5. Key Site Constraints

Constraint	Demolition Management Requirement
Residential and public interface	The site is in a densely populated residential area with pedestrian walkways and public highways to the north, east and south. Residential properties are located to the west. Secure boundaries, public segregation, communication and nuisance controls are critical.
One-way / constrained highways	Archway Road, Bakers Lane, North Hill Road and surrounding roads are identified as one-way / constrained routes. Deliveries and waste collections must be booked, marshalled and planned to avoid obstruction.

Constraint	Demolition Management Requirement
Adjacent commercial uses	Nearby commercial / retail uses include Jewson Building Materials, Wolseley Plumb & Parts and local convenience facilities. Liaison and access management will be required to minimise disruption.
Adjacent fuel station	An Esso fuel station is identified northwest of the site. Demolition plant, hot works, dust, debris, vibration and traffic must be controlled to prevent impact on the fuel station and its customers.
Rail / depot proximity	Highgate Depot and rail infrastructure are located north of the site. RLR will not encroach outside the site boundary. Any rail-related protection or approvals must be confirmed by the client/ Principal Contractor if required.
Unknown services	The PCI confirms that existing services information has not yet been provided. Services must be treated as live until proven isolated and made safe.
Asbestos information gap	No asbestos R&D survey has been confirmed. Demolition must not proceed into intrusive works until asbestos status is confirmed and required removals are completed.
Ground / contamination / UXO gaps	Ground conditions, contamination and UXO risk have not been fully assessed. The PCI recommends further investigation and notes potential contamination due to vehicle-maintenance use and moderate to high UXO mapping risk.

6. Planning Condition Response Matrix

The following table summarises how the DMP addresses the client-supplied planning condition extract. The final issue should be checked against the full wording of the LPA decision notice before submission.

Planning Requirement	DMP Control / Commitment
Noise management	Works will be planned within permitted hours only. Plant will be maintained, fitted with effective silencers, switched off when not in use and operated to minimise revving, impact noise and unnecessary drop heights. Works will generally follow BS 5228 noise-control principles. Noise monitoring will be undertaken where required by the LPA, client or acoustic consultant.
Dust control	Water suppression / misting will be used during demolition, loading, hardstanding breakout and stockpile handling. Arisings will be dampened where required, drop heights reduced, skips and wagons covered where necessary and roads kept clean. Dust-generating works will be reduced or stopped in unsuitable wind conditions.
Wheel wash / road cleanliness	Vehicle wheels will be inspected before leaving site. A wheel-wash / wheel-cleaning arrangement, road sweeper or manual road-cleaning regime will be implemented where mud or debris may be carried onto the highway. The public highway will be kept clear of demolition debris.
Air quality / vehicle emissions	Engines will not be left idling. Plant and vehicles will be maintained, fuel stored and handled safely, and deliveries planned to minimise congestion. Burning of waste will not be permitted. Lower-emission plant / vehicles will be used where practicable and required by contract or LPA condition.
Ecological safeguards	A competent ecologist must confirm any bat roost, nesting bird, vegetation or building-demolition constraints before demolition or vegetation clearance. If bats, nesting birds or protected species are suspected or found, works will stop and the ecologist / client will be contacted.
Seasonal restrictions	No tree removal, vegetation clearance or building demolition with nesting / roosting potential will take place during March to September unless preceded



Planning Requirement	DMP Control / Commitment
	by a qualified ecologist check confirming that works can proceed. Any active nest or protected species constraint will remain undisturbed until the ecologist confirms release.
Site manager contact details	The site information board will display the site manager / supervisor contact details, RLR office contact, emergency arrangements and complaints route before works commence. Names and mobile numbers must be inserted into the final issue.
Complaints procedure	All complaints will be logged, investigated, responded to and closed out with corrective actions where required. Repeated or significant complaints will be escalated to RLR management, the client / Principal Contractor and, where required, the LPA.

7. Project Team, Responsibilities and Contact Details

Role	Name / Party	Main Responsibility
Client	London Borough of Haringey / Haringey Council	Provide client duties under CDM 2015, approve appointments, provide project information and ensure pre-commencement planning requirements are discharged.
Principal Designer	Simply CDM	Coordinate design-stage health and safety information and provide / update PCI and CDM risk information where required.
Principal Contractor	To be confirmed by client	Plan, manage and monitor the construction phase. Prepare / maintain CPP, welfare, site security, logistics plan, permits, emergency arrangements and coordination duties.
Demolition Contractor	RLR Demolition Ltd	Plan and execute demolition works under RLR control in line with approved DMP, RAMS, permits, exclusion zones, waste requirements and client / PC instructions.
RLR Director / Contracts Lead	Lewis Rose / RLR management	Management oversight, resources, liaison with client / PC and escalation of significant issues.
RLR Site Supervisor / Site Manager	Name and mobile TBC before final submission	Daily supervision, inductions, briefings, environmental controls, inspections, public interface, complaint logging and stop-work authority.
Banksman / Traffic Marshal	TBC	Control vehicle movements, reversing, waste collections, access gates, pedestrian segregation and delivery coordination.
Ecologist / Acoustic / Air Quality Consultant	By client / Principal Contractor unless instructed otherwise	Carry out specialist checks, monitoring, reporting and advice where required by planning condition or survey findings.
Contact	Telephone	Email / Notes
RLR Office	01406 432022	sales@rlrdemolitionltd.co.uk
RLR Site Supervisor / Manager	TBC	To be confirmed before commencement and displayed on site board.
Principal Contractor Site Manager	TBC	To be confirmed by client / PC.
Emergency Services	999	Fire, ambulance, police or major incident.

8. Pre-Commencement Hold Points

No demolition works are to commence until the following hold points have been reviewed and closed out by the appropriate party. The supervisor must keep evidence on site or have access to it electronically.

Ref	Hold Point	Required Evidence / Action
H1	LPA written approval	Approved DMP / DCEMP and any related planning pre-commencement condition discharge confirmed in writing.
H2	CDM appointments / F10	Client confirms Principal Contractor / Principal Designer roles and F10 notification status where required.
H3	Section 80 / Section 81	Demolition notice and statutory responses / conditions reviewed and briefed.
H4	Service isolation	Written disconnection / isolation records received for gas, electric, water, telecoms, drainage and any other relevant services. GPR / CAT scan / trial-hole information reviewed where required.
H5	Asbestos	Asbestos R&D survey completed. ACMs removed or controlled by competent contractor. Reoccupation / clearance information issued where required.
H6	Ecology	Bat roost / nesting bird / protected species checks completed. Seasonal restriction requirements closed out by qualified ecologist where needed.
H7	Tree / root protection	Tree works, root protection areas, barriers, exclusions and any arboricultural instructions confirmed before vegetation removal or plant access.
H8	Ground / contamination / UXO	Client / PC confirms ground conditions, contamination risks and UXO assessment / mitigation requirements before excavation or foundation breakout.
H9	Hoarding / security / public protection	Secure boundary, site signage, exclusion zones and access controls installed and inspected.
H10	Traffic / logistics	Delivery route, waste collection route, banksman arrangements, skip positions, wheel cleaning and highway constraints agreed.
H11	RAMS / briefings / permits	Task-specific RAMS, permits to work, plant certificates, operator competence, emergency arrangements and induction briefings completed.

9. Site Establishment, Security and Public Protection

The site will be established before demolition commences. The Principal Contractor / client must ensure that the site boundary is secure and that suitable hoarding, fencing, gates, warning signs and access controls are in place to prevent unauthorised access from the public. RLR will not start demolition where the public can gain access to the working area.

The site layout will include defined pedestrian and vehicle routes, site office / welfare location, waste loading area, plant parking, material stockpile areas, spill-kit location, fire points, first-aid point, emergency muster point and site information board. Access gates will be kept closed and secured when not attended. Visitors will sign in, receive a site induction and be accompanied where necessary.

Exclusion zones will be established around active demolition, loading, plant-slewing and material-processing areas. Exclusion zones will be formed using fencing, barriers, cones, signage or banksman control as appropriate to the activity and will be adjusted as the demolition workforce progresses. No person will enter the machine working radius without the operator being stopped, eye contact being made and permission given by the supervisor / banksman.

10. Welfare, First Aid and Emergency Arrangements

Suitable welfare facilities must be provided before work starts and maintained clean and usable for the duration of the demolition phase. The RLR quotation assumes welfare is supplied by the client. The Principal Contractor must confirm that welfare includes WC, washing facilities, drinking water, drying / changing area, rest / mess facilities and a site office or management area suitable for inductions and record keeping.

A first-aid kit, fire extinguishers, spill kit and emergency contact information will be available on site. The site supervisor will brief the muster point and emergency route at induction. Access for emergency vehicles must be kept clear at all times. In the event of serious injury, fire, structural instability, service strike, uncontrolled asbestos release, environmental incident or public-safety incident, works will stop immediately and the area will be made safe.

Nearest A&E	Details
Hospital	The Whittington Hospital - Emergency Department / Urgent Treatment Centre
Address	Magdala Avenue, London, N19 5NF. Emergency Department access is from Highgate Hill.
Main switchboard	020 7272 3070
Approx. distance / travel time	Approximately 2 miles from site / around 10-15 minutes by road subject to traffic. Route to be verified at induction.
Emergency	Call 999 for serious or life-threatening injury. Use NHS 111 for non-life-threatening urgent advice where appropriate.

11. Traffic, Deliveries and Waste Collection Management

The surrounding highway network is constrained and includes one-way roads. Vehicle movements will therefore be planned in advance to minimise disruption and prevent unsafe reversing, waiting or obstruction of the highway. A logistics plan and any required highway permits must be confirmed before works begin.

- Deliveries and waste collections will be booked and coordinated by the site supervisor / logistics lead.
- All HGV movements into, out of and within the site will be controlled by a trained banksman where reversing or close-quarter manoeuvring is required.
- Vehicle and pedestrian routes will be segregated where practicable. No unplanned pedestrian access will be permitted through active loading or plant-operating areas.
- Waste containers and loading areas will be positioned within the site boundary wherever practicable. Highway loading, parking suspensions or road occupation will require client / Principal Contractor permits or licences.
- No vehicle will be permitted to queue in a way that blocks residential access, pedestrian routes, bus routes, the fuel station, neighbouring businesses or emergency access.
- Loads will be sheeted or secured before leaving site where dust, debris or loose materials could escape.
- Mud, dust or debris carried onto the highway will be removed promptly using wheel cleaning, manual cleaning or a road sweeper as required.

12. Demolition Sequence and Working Method Overview

The final demolition sequence will be confirmed within the task-specific method statement once the asbestos survey, service isolation records, structural constraints, ecology checks, site visit and plant selection are complete. The outline sequence below reflects the current tender information and planning-stage control requirements.

Step	Activity	Control Summary
1	Pre-start review	Close out hold points, brief RAMS, confirm permits, check survey information, establish emergency arrangements and confirm exclusion zones.
2	Site set-up	Install / check hoarding or secure fencing, welfare, signage, access control, vehicle route, waste area, dust suppression supply and public protection.
3	Service and asbestos verification	Confirm written service isolations and asbestos R&D survey / removal status. Treat all unidentified services and suspected ACMs as live / hazardous until confirmed otherwise.
4	Ecology / vegetation release	Complete ecological checks before any vegetation removal or building demolition with nesting or roosting potential. Install tree / root protection where required.
5	Internal clearance / pre-demolition strip where required	Remove loose non-structural items where included and safe to do so. Waste left by previous occupants is excluded unless instructed and assessed.
6	Mechanical demolition	Use suitable demolition excavator and attachments from a stable working platform. Work progressively and maintain exclusion zones. Do not undermine boundary walls or retained elements. Stop if instability, services, ACMs or unexpected structures are encountered.
7	Material segregation / loading	Separate hardcore, metals, timber, mixed waste and hazardous waste where practicable. Load directly to suitable containers or stockpile within designated areas.
8	Foundation breakout	Break out foundations to 1m below ground level as allowed for in the quotation, subject to service, ground, contamination and UXO controls.
9	Hardstanding removal	Remove hardstanding to an assumed 100mm depth as included within the scope. Any additional depth, reinforcement or contaminated arisings to be treated as a change.
10	Clean down / handover	Remove residual waste, make the area safe, leave levels safe for the following works and provide waste records / residual hazard information.

13. Services and Underground Constraints

Existing service information has not yet been confirmed in the information reviewed. All services are therefore to be treated as live until written evidence of isolation, diversion, disconnection or protection has been received and reviewed. Service information must cover above-ground, below-ground and incoming supplies, including gas, electricity, water, telecoms, drainage, tanks, interceptors and any redundant or private supplies associated with the former vehicle-maintenance use.

Before intrusive demolition, excavation or foundation breakout, the Principal Contractor / client must arrange suitable investigation such as service drawings review, GPR survey, CAT and signal generator scanning and hand-dug trial holes where required. Mechanical excavation near known or suspected services will be avoided until the service is positively identified, isolated or protected. Unexpected services will be treated as live; works will stop, the area will be made safe and the client / Principal Contractor will be informed.

14. Asbestos and Hazardous Materials

The PCI states that an asbestos refurbishment and demolition survey has not yet been carried out. Due to the age and type of the existing structures, asbestos-containing materials may be present. No intrusive strip-out or demolition work will commence until a suitable asbestos R&D survey has been completed, reviewed and all required ACM removal, encapsulation, exclusion or clearance arrangements are confirmed.

If suspected asbestos or unidentified hazardous material is discovered during works, all work in the affected area will stop. The material will not be disturbed. The area will be cordoned, the supervisor will inform RLR management and the client / Principal Contractor, and competent asbestos or hazardous-material advice will be obtained. Work will only restart when the material has been assessed and the work method updated / re-briefed.

Any hazardous substances left by previous occupants, such as oils, fuels, aerosols, batteries, chemicals, contaminated absorbents or unknown containers, must be identified and removed by a competent party before general demolition unless separately instructed and agreed with RLR.

15. Environmental Management Controls

15.1 Noise Control

Noise will be controlled through planning, selection of appropriate plant, maintenance, site discipline and monitoring where required. Plant will be fitted with effective silencers, maintained in good order and switched off when not in use. Operators will avoid unnecessary revving, impact noise, excessive drop heights and avoidable metal-on-metal contact. Percussive tools and breaking operations will be planned to minimise duration and positioned away from sensitive receptors where practicable.

Working hours will be checked against the approved planning conditions before commencement. The tender working hours are Monday to Friday 07:30-17:00, but any stricter LPA requirement will take precedence. Neighbours will be notified of particularly disruptive works where required by the client / Principal Contractor.

15.2 Vibration and Structural Impact Control

Demolition will be undertaken progressively to prevent uncontrolled collapse, excessive vibration or impact on neighbouring properties, boundary walls, pavements, highways and the adjacent fuel station. Plant will be operated from suitable hardstanding or prepared working platforms, with the machine kept outside collapse zones and away from unsupported edges. If vibration monitoring, party wall survey or condition survey is required by the LPA, client or party wall surveyor, it must be arranged before the relevant works begin.

15.3 Dust and Air Quality Control

Dust suppression will be available before demolition starts. The primary controls will be dampening / misting at source, reduced drop heights, careful loading, covering of dusty wastes where required, prompt removal of arisings and good housekeeping. Operations that generate excessive dust will be reduced, changed or stopped during high winds or where dust leaves the site boundary.

Engines will not be left idling, plant will be maintained, and waste burning is prohibited. Delivery and collection times will be planned to avoid congestion and unnecessary emissions. Where an air quality consultant requires monitoring, trigger levels or reporting, the supervisor will cooperate with those arrangements and act on any exceedance instructions.

15.4 Mud, Highway Cleanliness and Wheel Cleaning

The site supervisor will monitor the access point and adjoining highway during waste collections and plant deliveries. Wheel cleaning, boot cleaning, manual road cleaning, a road sweeper or a wheel-wash arrangement will be implemented where mud or demolition debris could be tracked onto the public highway. The highway will not be used for unmanaged storage of materials, skips or demolition arisings.

15.5 Water, Drainage and Pollution Prevention

Water used for dust suppression will be controlled to avoid run-off, silt migration or uncontrolled discharge to drains. Fuel, oil and hydraulic fluids will be stored and handled away from drains and watercourses where practicable, in suitable containers with spill kits available. Any spill will be stopped at source if safe, contained, reported and cleaned using spill response materials. Contaminated spill waste will be disposed of as controlled waste.

16. Ecology, Trees and Seasonal Restrictions

Ecological safeguards must be completed before demolition, vegetation clearance or disturbance of potential habitat. The planning condition extract requires safeguards including checks for bats and birds and seasonal controls. A qualified ecologist must review the buildings, vegetation and any potential roosting / nesting features before works proceed where there is potential for protected species or nesting birds.

- No tree removal, vegetation clearance or building demolition with nesting bird / bat roost potential will be carried out between March and September unless a qualified ecologist has completed a check immediately before the works and confirmed that the works may proceed.
- If an active bird nest, bat roost, protected species or suspected protected species evidence is discovered, works will stop and the ecologist / client will be contacted. The area will remain undisturbed until formally released.
- Tree/root protection areas and arboricultural constraints must be identified before plant movement, storage, demolition, vegetation clearance or hardstanding breakout near trees.
- No fuel storage, waste storage, stockpiling, mixing, refuelling or heavy plant tracking will take place within tree root protection areas unless specifically approved by the arboricultural consultant.
- Vegetation clearance will be limited to the minimum required for the demolition works and will be undertaken using controlled methods to avoid unnecessary damage to retained vegetation or neighbouring land.

17. Ground Conditions, Contamination and UXO

Ground conditions have not been confirmed. The PCI recommends ground investigation before excavation works and identifies that the site should be assumed to have some contamination potential due to its vehicle-maintenance use. The PCI also notes that online UXO mapping identifies a moderate to high risk area and recommends a detailed UXO risk assessment. These matters must be reviewed by the client / Principal Contractor before excavation, foundation breakout or hardstanding removal.

If unexpected contamination, suspect tanks, oil staining, strong odours, buried drums, made ground, asbestos in soil, unexploded ordnance or other abnormal ground conditions are encountered, works will stop immediately in the affected area. The supervisor will cordon the area, prevent further disturbance and inform RLR management and the client / Principal Contractor. Work will only restart once competent advice has been received and the safe system of work has been updated.

18. Waste Management

Demolition waste will be managed in accordance with the waste hierarchy and current waste legislation. Waste will be segregated where practicable to maximise recycling and to avoid contamination of clean recyclable streams. Waste will only be removed by licensed waste carriers to permitted facilities, with waste transfer notes or hazardous waste consignment notes retained for the project records.

Waste Stream	Management Requirement
Hardcore / concrete / brick	Segregate for recycling or removal to licensed facility. Crushing / reuse only if separately agreed and permitted.

Waste Stream	Management Requirement
Metal	Segregate for recycling. Salvageable materials to become property of RLR unless otherwise agreed.
Timber / mixed C&D waste	Separate where practicable and remove to licensed waste facility.
Asbestos waste	Only handled following asbestos survey and approved method. Double-bag / wrap, label and dispose of through licensed waste arrangements where applicable.
Hazardous / contaminated materials	Identify, isolate and arrange specialist disposal. Not to be mixed with general demolition waste.
Waste records	Maintain waste carrier details, transfer notes, consignment notes and tip tickets for handover.

Waste will not be allowed to accumulate to the extent that it becomes a fire, trip, obstruction, pest, public-safety or environmental hazard. Skips and waste containers will be located away from public access and protected from vehicle impact where required.

19. Fire Prevention and Hot Works

A site-specific fire risk assessment / fire plan must be prepared by the Principal Contractor before works commence. Fire points, extinguishers, emergency routes and muster points will be briefed during induction. Combustible waste will be cleared regularly and no burning of waste will be permitted on site.

Hot works are not to take place unless unavoidable and controlled by permit. Before hot works, combustible materials will be removed or protected, suitable extinguishers will be positioned, a fire watch will be maintained and the area will be rechecked after completion. Hot works near fuel storage, gas services, the adjacent fuel station or unknown services will not proceed without specific review and permit controls.

20. People-Plant Interface

Demolition plant presents a significant interface risk due to restricted urban access, public boundaries, reversing vehicles and loading operations. The following controls will apply throughout the demolition phase:

- A trained banksman / traffic marshal will control vehicle and plant movements where reversing, blind spots, restricted access or public interface are present.
- No pedestrian will enter the operating radius of excavators, loading shovels, telehandlers, HGVs or other mobile plant unless the plant has stopped, the operator has acknowledged the person and the supervisor / banksman has authorised access.
- Operators must maintain exclusion zones, use mirrors / cameras / alarms where fitted, keep loads low and follow the agreed route.
- Plant will be subject to pre-use checks, maintenance records and competent operator certification. Defective plant will be stood down.
- Blind spots, crush zones, slewing zones and tipping / loading areas will be explained during induction and daily briefings.

21. Monitoring, Inspection and Review

The site supervisor will carry out daily checks of site security, public protection, plant controls, dust suppression, road cleanliness, waste storage, emergency arrangements and general housekeeping. Any defects will be corrected promptly and recorded where significant. RLR management or the Principal Contractor will carry out periodic

inspections, and the PCI recommends internal health and safety inspections no less than every other week for a project of this nature.

This DMP will be reviewed if the scope, programme, plant, site layout, traffic route, neighbour interface, ecological status, asbestos information, service information, ground conditions, LPA requirements or complaints pattern changes. Significant changes will be briefed to the workforce before work continues.

22. Complaints Procedure

The site information board will display contact details for the site manager / supervisor and RLR office. Complaints may be received directly from neighbours, members of the public, businesses, the client, the Principal Contractor or the LPA. All complaints will be treated seriously and logged.

Step	Action	Requirement
1	Receive complaint	Record date, time, complainant name / contact if provided, location, nature of complaint and activity taking place.
2	Immediate check	Supervisor checks the work activity, boundary, dust, noise, vibration, road cleanliness or traffic issue. Stop or alter work if there is an immediate risk or clear nuisance.
3	Corrective action	Implement practical measures such as additional damping, road cleaning, plant shut-down, revised route, revised timing or further briefing.
4	Respond	Provide response to complainant / client where contact details are available, normally within 24 hours for non-urgent issues.
5	Escalate / review	Escalate repeated, significant or unresolved complaints to RLR management, the client / Principal Contractor and LPA where required. Review DMP controls and update method if necessary.

23. Records and Handover Information

The following records should be retained and made available for the project handover / Health and Safety File where applicable: approved DMP / CPP / RAMS, induction and briefing records, permits, inspection records, service isolation evidence, asbestos survey / clearance information, ecology release notes, plant records, waste transfer notes, consignment notes, complaints log, environmental monitoring records and details of residual hazards left on site.

24. Key Risks and Control Measures Summary

Risk / Issue	Control Measures
Public interface / unauthorised access	Secure hoarding / fencing, locked gates, signage, sign-in, exclusion zones, supervised deliveries and no unattended open access.
Plant and vehicle movements	Segregated routes, banksman control, planned deliveries, no unmanaged reversing, daily briefings and maintained plant.
Structural instability / uncontrolled collapse	Competent demolition supervision, progressive mechanical demolition, exclusion zones, stop-work on instability and structural advice where required.
Live services / underground services	Written isolations, GPR / CAT / trial holes where required, permit controls and stop-work for unknown services.



Risk / Issue	Control Measures
Asbestos / hazardous materials	R&D survey before demolition, competent removal / clearance, stop-work on suspected ACMs, separate hazardous waste controls.
Noise / vibration	Permitted hours, silenced plant, maintenance, reduced drop heights, monitoring if required and neighbour liaison.
Dust / air quality	Water suppression, dampening, no idling, covered loads, road cleaning, no burning and stop/review during adverse winds.
Ecology / nesting birds / bats	Ecologist checks, seasonal restrictions, no disturbance of active nests or roosts, stop-work and release by competent ecologist.
Contamination / UXO	GI / UXO review before excavation, stop-work for abnormal ground, cordon and specialist advice.
Fire / spill / environmental incident	Fire plan, extinguishers, hot works permits, spill kits, banded storage and incident reporting.

Appendix A - Complaint Log Template

No.	Date / Time	Complainant / Contact	Issue Raised	Immediate Action	Response / Close Out	Closed By
1						
2						
3						
4						
5						
6						

Appendix B - Daily Environmental / Logistics Check

Check Item	Status	Comments / Action Required
Site boundary secure and signage visible	Yes / No / N/A	
Access gates controlled and no public access to work area	Yes / No / N/A	
Dust suppression available and in use where required	Yes / No / N/A	
Road / footway clean with no mud or debris tracking	Yes / No / N/A	
Wheel cleaning / road sweeper controls in place where required	Yes / No / N/A	
Plant switched off when not in use / no idling	Yes / No / N/A	
Waste containers positioned safely and not overfilled	Yes / No / N/A	
Noise / vibration complaints or issues recorded	Yes / No / N/A	



Check Item	Status	Comments / Action Required
Ecology / tree exclusion zones maintained	Yes / No / N/A	
Fuel / spill controls in place and spill kit available	Yes / No / N/A	
Emergency access maintained clear	Yes / No / N/A	
Deliveries / collections planned and banksman available	Yes / No / N/A	

Appendix C - Final Information to Insert Before Submission

The following items should be inserted or confirmed before this document is issued as a final planning submission:

- N/A