ANDERSON

CONSTRUCTION MANAGEMENT PLAN

Project:	Constable Homes Ltd 4 Roach Road London E3 2PA
Dated:	TBA
Planning App:	TBA
Condition:	TB

1. Introduction

This Construction Management Plan (CMP) is a proposal for the site at 4 Roach Road, London E3 2PA. The proposed works include the demolition of an existing structure and the construction of a new 6 storey development. This shall include a concrete frame and a timber frame to the façade, facing the canal. The ground floor will be used for commercial / retail purposes and residential use on the upper floors.

The contents of this Construction Management Plan provide an outline of the development and shall be supplemented with the Construction Phase Plan prior to the Demolition phase. Separate method statements and risk assessments shall be prepared for each element of the works with competent contractors appointed. Constable Homes Limited will provide a full time Site Manager experienced in developments of this nature for the duration of the construction phase.

This Construction Management Plan will be supported at site level by a comprehensive Construction Phase Health, Safety and Environmental Plan which is to be prepared and agreed by the Delivery Systems Manager.

2. Parking of Vehicles of Site Operatives and Visitors

The new development footprint does not allow room for site operative and visitor parking therefore all operatives and visitors will be encouraged to use public transport or car share to reduce vehicle flow. Where parking facilities can be shared with adjoining land owners this will also be actively pursued.

3. Considerate Constructors Scheme

Once the site works commence the project will be registered under the Considerate Constructors Scheme. Constable Homes Limited are keen to ensure that the development has a positive impact on the community and the disruption to the neighbours is kept to a minimum.

4. Site Accommodation and Welfare

Site accommodation and welfare will be located off site during the demolition and initial construction. When fit-out commences the area allocated for the restaurant on the completed scheme will become the accommodation and welfare. The site will be controlled at the entrance by a gateman to ensure that safe access and egress is controlled and maintained for pedestrians and vehicles.

5. Proposed hours in which vehicles will arrive and depart.

In general the hours in which vehicles will arrive and depart will coincide with site hours which are detailed below in section 13. However there will be occasions when heavy/wide loads will need to be delivered and removed from site outside of these hours. Such deliveries as piling rigs and tower

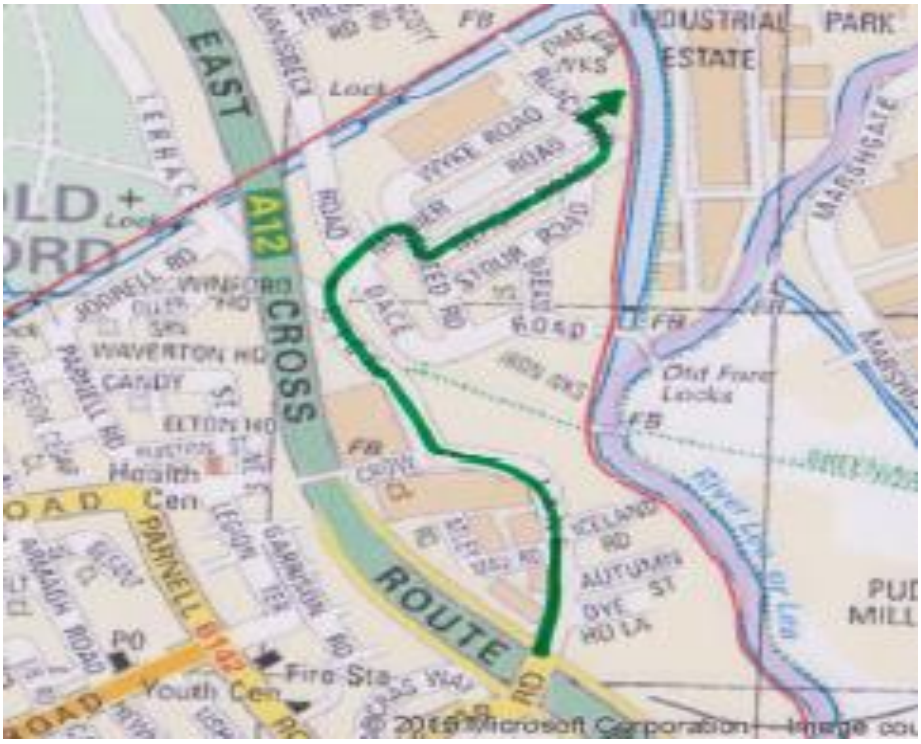
cranes will be planned and local authority and neighbors will be informed.

All vehicles will be controlled by a trained banksman.

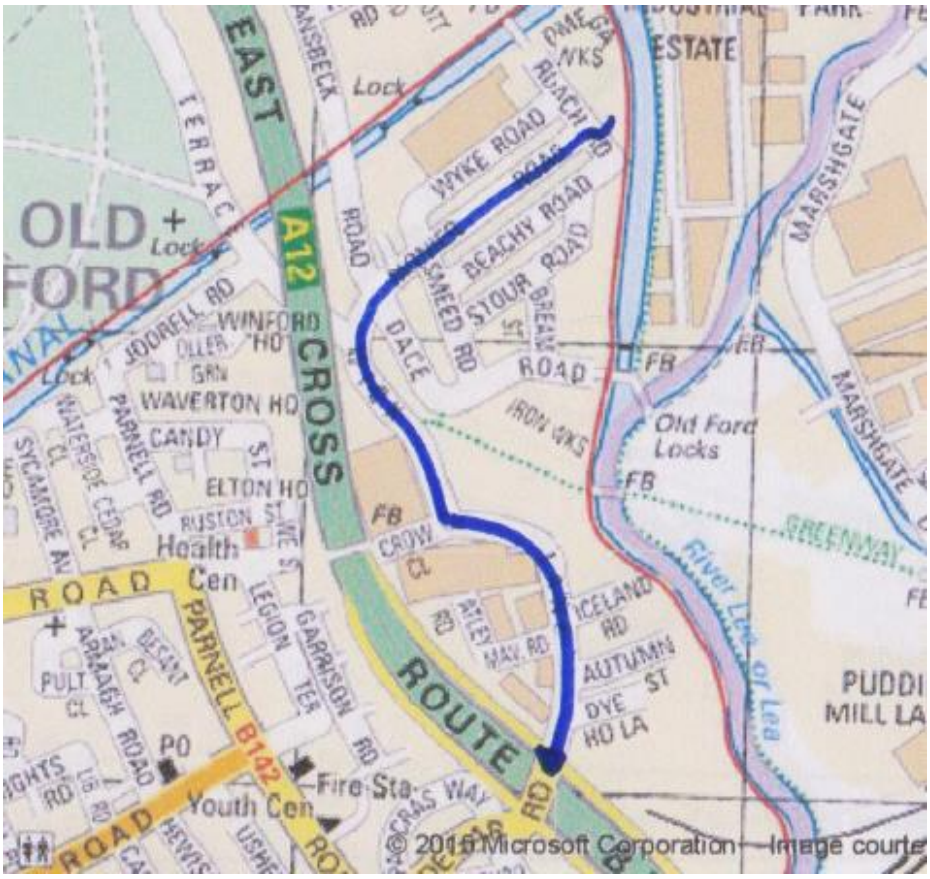
Banksman/Vehicle Marshall
A traffic management plan will be implemented to ensure the vehicles in Roach Road are managed. The banksman will ensure that traffic flow is maintained at all times. The Vehicle Marshall will act as banksman when vehicles enter and exit the site. All contractors and suppliers will be required to give 48 hours-notice of deliveries to allow the vehicles to be managed. The movement of materials will also be controlled by our Vehicle Marshall. They will be responsible for the co-ordination and control of all aspects of material delivery and movement.

6. Proposed routes for Vehicles between the site and TFL Network

Access route to site



Access route away from site



7. Size of Vehicles

Different types of delivery vehicles will be used to bring materials to and from the site. These include:

- Skip lorries (approx. size 7.5m long and 2.4m wide).
- Muck away lorries (approx. size 8.5m long and 2.45m wide).
- Ready mix concrete lorries (approx. size 8.5m long and 2.45m wide).
- Flatbed delivery vehicles for various materials including but not limited to scaffolding, steelwork, reinforcement, brick/blocks, timber etc. (approx. size 8.5m long and 2.45m wide).
- Articulated Lorries, for delivery of pre-cast concrete units, piling rig and heavy machinery.

The projected vehicle movements are approximately 10 per day during demolition and 15-20 per day during the construction works.

8. Storage of Plant and Materials Used in Constructing the Development

All materials will be delivered to site in a “just in time” manner to minimize the volume of materials stored on site.

The materials will be distributed to the work area at dedicated material storage areas.

9. Erection and Maintenance of Security Hoarding

Hoarding shall be erected around the site. In addition monitored security cameras will be fitted. The site hoarding will be checked on a daily basis by an appointed representative to review and respond to any matters of concern that might arise. Out of working hours, contact details and safety signage information will be posted on the hoarding.

10. Measures to Control Dust

The dust shall be controlled by following the control measures included within the Anderson Group Environmental procedures, appended to this construction management plan.

During the demolition and groundworks phases the measures below will be implemented to prevent the deposit of mud onto the highway:

- Inspection all vehicles before leaving site.
- Provision of a jet washes to clean the wheels of vehicles prior to leaving site.
- A road sweeper shall be deployed on a regular basis.

The above measures will be reviewed by the site management team depending on site and weather conditions.

11. Scheme for Recycling/Disposing of Waste

A Site Waste Management Plan shall be followed to enable the hierarchy of controls to eliminate/ reduce waste for the project. The Anderson Environmental Procedures have been appended to this construction management plan. A target to recycle 85% of waste material has been identified for this development.

12. Risk and Method statements for the River Lea

A specific Risk and Method statement will be produced prior to any works being undertaken near or adjacent to the River Lea. All works shall be approved by the Canal River Trust for works affecting the River.

13. Indicative Programme and Phasing of Works

It is intended to commence works on site during the latter part of 2015 subject to agreement of pre-commencement planning conditions. Works will be carried out in a phased manner with enabling works followed by demolition.

Following this, substructure and service runs will be undertaken to provide a clean working area in order to allow the commencement of the superstructure construction. External landscaping conclude development during 2016/2017.

14. Working Hours

Site working hours are 07:30am to 6.00pm
Saturday if required 8.00am to 12.00pm,
No works will take place on Sundays or Bank Holidays.

15. Construction materials.

Where possible all materials will be off loaded from within the site boundary. Where this is not possible vehicles will be off loaded from the road. A vehicle delivery plan will be established with suppliers to avoid peak times, mitigating any impact on neighbors. Suitable signage and alternative pedestrian routes will be provided.

ANDERSON

ENVIRONMENTAL PROCEDURES

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1.0 Introduction

These environmental procedures form part of the Anderson Group Environmental Management System which include the following documents:

- Environmental Legislation Register
- Environmental Project Plan
- Site Waste Management Plan.

The environmental procedures detail a number of typical activities and the associated control measures to manage the environmental aspects.

The Environmental Project Plan shall be completed for each project. In addition a Site Waste Management Plan shall be completed when acting as Principal Contractor.

The environmental plan provides a framework for managing and controlling environmental aspects applicable to our activities, products, and services thereby influencing the environment impact.

These documents shall be retained on site within the Health & Safety Folder 1.

So far as reasonably practicable materials shall be sourced from sustainable sources through schemes such as the Forest Stewardship Council FSC for timber.

2.0 Training

Suitable environmental training shall be provided by the Health & Safety Trainer to the Site Management and shall consist of the following:

1. An explanation of the company Environmental Procedures.
2. Environmental Legislation
3. Identifying sources of pollution
4. The importance of waste management and control measures.
5. Fuel Storage
6. Identifying work activities that may have an effect on the environment and the associated control measures.
7. Emergency Procedures

The workforce shall receive the following tool box talks and these shall be delivered by the Site Manager.

- Be a good neighbour
- Dust and Air Quality
- Segregation of Waste
- Waste Management reduce/reuse / recycle
- Spill Control
- Tree Protection
- Oil & Diesel Storage
- Noise & Vibration
- Storage of Waste
- Climate Change

3.0 Fuel Tanks and Storage

Diesel Storage tanks shall be supplied through MAP Plant and comply with The Control of Pollution (Oil Storage) (England) Regulations 2001 which apply to oil containers with a capacity of over 200 litres.

The control measures shall include the following:

- The container shall be of sufficient strength and structural integrity.
- The container must be situated in a secondary containment system of not less than 110% of the containers capacity.
- Valves, draw off pipes must be within the secondary containment system.
- Any drum must have a drip tray of 25% of the drum capacity.
- The pump shall be manually operated.
- The hose shall be heavy duty and have a “trigger” that shuts off automatically when not in use.
- A robust fuel gauge shall be fitted.
- The container shall be secured with a padlock to prevent against unauthorized use.
- The container shall be labeled and the capacity detailed.
- Minimize the amount of fuel stored on site.
- Position the container away from traffic routes to avoid accidental impact.
- Ensure suitable drip trays/ “plant nappy” are positioned within the re-fueling area.
- Do not locate within 50m of a spring, well or borehole
- Do not locate within 10m of a watercourse or where there is a risk of run off polluting drains, watercourses or soaking into the ground.
- The container shall be inspected on a weekly basis by the Site Manager and detailed on the Site Safety Record Sheet.

- Oil levels shall be monitored frequently to highlight any losses that could indicate a leak.
- Ensure a spill kit is located next to the fuel storage area and is of a minimum capacity of 120 litres and is retained within a yellow wheelie bin. A suitable number of persons shall be trained to use the spill kit and be provided with the necessary PPE (impermeable gloves, coveralls, safety eyewear)
- A suitable sealable drum/ container with a minimum capacity of 200 litres shall be available for the safe disposal /containment of spent absorbent pads from the spill kit.
- A foam fire extinguisher shall be immediately adjacent to the diesel container
- A tool box talk shall be provided by the Site Manager for those using the Diesel Container.
- The container shall be placed on a concrete base as a minimum standard with drip trays / “plant nappy” to catch any spills from the filling operation. (the containers have an integral bund to contain the contents + 10%) Should the Principal Contractor require additional bunding then these shall be created in accordance with their specification.

4.0 Mobile Bowsers

Mobile Bowsers shall only be used when a conventional diesel container cannot be used. The following control measures shall apply:

- The container/bowser shall have an integral bund.
- Refueling shall not be undertaken near drains or controlled waters.
- A spill kit shall be available
- Drip trays shall be used when refueling.
- The discharge pipe must be fitted with a lockable valve at the end where it leaves the container.
- The valve must be fitted with a lock.
- The pump shall be operated manually and the delivery end “trigger” shall close automatically when not in use.

Examples

Spill Kit

Storage of drums/ containers

Drip Tray/ Plant Nappy

5.0 Discharge/ Silt

Silt, when suspended is a major pollutant when it enters water courses due to the potential harm it can cause to aquatic life. The discharge of silt can cause blocked drains creating nuisance issues, pollute watercourses, kill fish, effect water vegetation by blocking sunlight and raise water levels, causing flooding. This may lead to enforcement action from the Environment Agency and/ or fines.

The causes of silt run off include the existing site conditions such as certain soil types, poor draining ground, sloping sites etc. In addition this could be made worse through stripping the top soil too early or unnecessarily.

The following control measures shall be considered:

- Avoid stripping the existing topsoil and leave grassy areas.
- Cover contaminated stockpiles and store away from rivers and drains.
- Avoid tracking or washing out near surface waters.
- Use settlement tanks/ silt traps to contain the silt to enable clean water to be discharged.
- Locate straw bales/ filters at suitable locations.
- Obtain an environmental permit/discharge consent to discharge silty water to drains, surface waters and groundwater.
- Protect drains and gullys by using Terram or a similar material to filter the silt and ensure these are cleaned on a regular basis. Other solutions include silt buckets.
- In severe cases, a silt fence may be required which consists of a vertical polythene barrier supported with vertical posts.
- When pumping groundwater, suspend the inlet pump to avoid the suspended solids and surround with terram or a suitable filter medium.

6.0 Cement, Concrete & Grout

Cement materials can be highly alkaline and have the potential to cause significant environmental impacts and therefore should never to be discharged to water courses.

All “wash out” water from concrete discharge skips, ready mix concrete lorries, cement mixers etc shall be discharged to an area that is self-contained eg waste skip lined with polythene or similar container.

7.0 Noise

Noise can create a nuisance to surrounding residents and occupants. For this reason the site shall only operate within the designated times detailed by the local authority. Should particularly noisy operations be planned the neighboring occupants shall be informed with a “letter drop” or similar communication.

The control measures to minimize noise shall include the following:

- Doors/ Hoods shall be kept closed eg Cement Mixer/ 360 excavator.
- Avoid leaving generators running when not necessary.
- Select generators/ equipment that emit low noise levels.
- Ensure plant is well maintained in accordance with the manufacturer’s instructions.
- Keep to the site working hours.

8.0 Dust

Dust can create a significant nuisance and can have a detrimental effect on the surrounding vegetation and wildlife.

Where applicable, to minimize dust the following shall be considered:

- Using a water bowser to damp down roads.
- Spraying stockpiles
- Employ a road sweeper to clean the roads.
- Where reasonably practicable, sheet contaminated stockpiles.
- Installing dust fencing to create a barrier.
- Avoid excavating / material movement during hot weather.
- Create the roads as soon as possible to minimize vehicles running on granular material.
- Ensure the traffic management plan is updated and clear signage is erected to reduce traffic movements.

9.0 Emissions

The main emission from site is generated by vehicles and plant (carbon monoxide) and this shall be kept to a minimum by the following control measures:

- Ensure the plant and is turned off when not in use
- Ensure the plant is maintained in accordance with the manufacturer’s instructions.

- Select fuel efficient plant and vehicles.
- Operate the plant in a controlled manner eg do not rev the engine
- Ensure static plant is located away from site boundaries/occupied areas.

Other emissions such as vapours can be reduced by ensuring lids are replaced on containers and solvent based chemicals are replaced with water based.

Lighting systems can account for a significant amount of energy used in particular for external lighting. This shall be controlled by ensuring the correct layout of lights and simple on/off switches to control different light positions. In addition PIR systems shall be considered for site offices.

Odours could be created from contaminated ground or through the emptying of septic tanks. To minimize the nuisance factor contaminated ground should not be disturbed unless it is necessary as part of the works and septic tanks should be located away from site boundaries/occupied areas.

10.0 Waste

Approximately 40% of the overall waste within the UK comes from the Demolition and Construction Industry and this accounts for 10m tonnes each year. To reduce waste the following hierarchy of controls shall be adopted:

- Prevention
- Preparing for Re-Use
- Recycling
- Other Recovery
- Disposal to Landfill.

The best option shall be to eliminate or reduce the production of waste. This can be achieved by the following:

- Accurate ordering of materials
- Ordering materials at the size required to avoid off cuts
- Ensure materials are not contaminated eg sand mixed with shingle.
- Ensure vulnerable materials are not affected by the weather.
- “Measure twice and cut once”
- Create suitable storage areas to prevent damage.
- Minimise mistakes by following the quality procedures.
- Liaise with the suppliers with respect to reduced packaging, where reasonably practicable.
- Create employee awareness of environmental matters through tool box talks.

- Avoiding over excavating by accurate setting out and using competent operators.

The next best option is preparing for re-use. This can be achieved by the following:

- Re-using plywood and timber shutters by ensuring suitable storage arrangements and applying shutter release agents.
- Order good quality materials that can be re-used a number of times eg plywood for shuttering.
- Use surplus materials on other sites.
- Re-use pallets.
- Using excavated material for landscaping purposes as part of the design.

The third option is re-cycling and this can be achieved by liaising with the Waste Management company to enable the options below to be selected:

- Composting vegetation
- Shredding timber for re-use as other timber products.
- Concrete shall be crushed either on or off site for re-use in haul roads etc.
- Excavated material shall be re-used for fill in landscaped areas depending on the specification.
- Steel shall be re-cycled at a re-cycling centre.
- Paper and cardboard shall be segregated for re-cycling.
- Brick rubble to be used for temporary haul roads etc

The next option is other recovery and this would involve the waste management company selecting combustible materials for incineration in a waste energy plant.

The last option is disposal to landfill after all the above options have been considered.

No burning of waste shall take place on site.

For non hazardous waste a Duty of Care Transfer Note is required. This shall include the following:

- A declaration that all measures have been taken to comply with the waste management hierarchy.
- The SIC Code.
- A description of the waste including the six digit European Waste Catalogue (EWC) Code.
- The quantity.
- The carrier of the waste
- State how the waste is packed/ contained

- Provide the place of transfer from your ownership into the waste management site.
- The date, time and location of transfer
- Your signature and the authorized person receiving the waste.

If a registered carrier to dispose of the waste is used the transfer note must also contain the following:

- The name and address of the carrier, their license registration number and issuing authority
- Place of transfer

A copy of the transfer note must be kept for a minimum of two years and a copy given to the disposal site representative.

Prior to the site start date the anticipated waste will be detailed on the Site Waste Management Plan and discussed with the Waste Management Company. The waste shall then be segregated into different skips for future re-cycling. The skips shall be clearly labeled and covered to prevent the release of waste due to the wind.

Hazardous Waste

In the event that hazardous waste in excess of 500kg is to be removed from a site then the company shall register as a hazardous waste producer with the Environment Agency. This shall be undertaken by the Delivery Systems Manager upon notification from the Production Manager or Site Manager. Refer to the web site below.

http://www.environment-agency.gov.uk/business/sectors/wastecarriers.aspx

Hazardous Waste shall be segregated on site in a suitable container and removed as hazardous waste.

Examples of Hazardous Waste	Examples of Non Hazardous Waste
Used spill kit materials	Empty water based paint tins
Aerosols eg expanded foam	Empty mastic tubes (tips removed)
Part Full solvent based paint tins	Timber
Gas Cartridges	Cardboard
Part Full mastic tubes	Plastic
Asbestos Cement	Bricks
Bitumen based products	
Flammables	
Human Waste	

For Hazardous waste a consignment note is required. This shall be completed in full with the producer, carrier and consignee retaining a copy for three years. This shall contain the following:

- The premises code (where the site is required to register)
- A consignment note code
- Address of the producer
- Name and address of the consignee(where the waste will be taken)
- Details of the process that produced the waste
- The appropriate 2007 SIC code
- A description of the waste including the six digit EWC code
- The quantity
- Various details on the properties of the waste, including concentrations, hazard code and proper shipping name.
- The type of container
- The date and time of transfer
- Your signature (consignor) and the signature of the authorized person carrying the waste
- A declaration that all measures have been taken to comply with the waste management hierarchy.

11.0 Water

Water is an important resource and shall not be wasted.

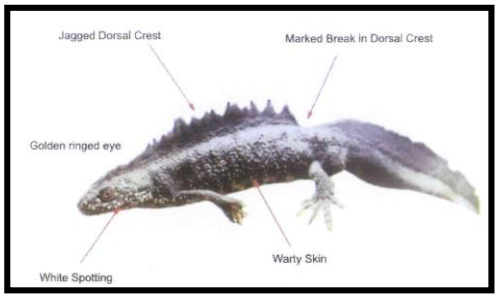
The use of water on site shall be minimized by providing push taps in the basins and fitting spring loaded pistol grips to hoses. Accidental losses of water shall be prevented by installing the systems with a competent plumber and insulating those pipes that may be affected by the frost. Leaks shall be prevented by protecting the pipework from impact damage and by regularly monitoring the installation.

All hoses shall be fitted with “triggers” at the discharge point.

12.0 Wildlife

Prior to working on site the Environmental Report shall be studied to see whether there are any protected species on site such as badgers, great crested newts or bats etc. Should there be protected species or any other wildlife a separate assessment shall be undertaken and relevant control measures adopted such as newt fencing, isolating sensitive areas etc. The Site Management and employees shall remain vigilant with respect to protected species/ wildlife and report to the Principal Contractor in the event of any sightings.

The following are examples of protected species



Greater Crested Newts

Dormouse

Bats

Water Vole

Badger Set

Grass Snake

Common Lizard

13.0 Protected Trees / Hedgerows

Planning Conditions or Tree Preservation Orders (TPO) may be issued by the local authority to protect trees or hedgerows. The following control measures shall be adopted:

- Heras fence panels shall be erected to exclude activity from the root protection area. This shall be double clipped with clear signage displayed.
- Consent shall be sought from the local authority with respect to disturbance or removal of hedgerows.

14.0 Invasive Weeds

Invasive weeds such as Japanese Knotweed can cause structural damage and destroy other plants in the same area. It is a plant that is extremely difficult to control.

It is an offence to knowingly spread or allow certain weeds to spread through activities on site. Should invasive weeds be discovered these shall be reported to the client to enable suitable action to be taken. Examples include the following:

Giant Hogweed

Japanese Knotweed

Himalayan Balsam

Appendix

A six figure EWC code for the type of waste being removed MUST be written on every waste transfer note (for example, skip/muck away tickets).

17 01 Concrete, bricks, tiles and ceramics
17 01 01 Concrete. 17 01 02 Bricks. 17 01 03 Tiles and ceramics. 17 01 06* Mixtures of, or separate fractions of concrete, bricks, tiles and ceramics containing dangerous substances. 17 01 07 Mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06.
17 02 Wood, glass and plastic
17 02 01 Wood. 17 02 02 Glass. 17 02 03 Plastic. 17 02 04* Glass, plastic and wood containing or contaminated with dangerous substances.
17 03 Bituminous mixtures, coal, tar and tarred products
17 03 01* Bituminous mixtures containing coal tar. 17 03 02 Bituminous mixtures other than those mentioned in 17 03 01. 17 03 03* Coal tar and tarred products.
17 04 Metals (including their alloys)
17 04 01 Copper, bronze, brass. 17 04 02 Aluminium. 17 04 03 Lead. 17 04 04 Zinc. 17 04 05 Iron and Steel. 17 04 06 Tin. 17 04 07* Mixed Metals. 17 04 09 Metal waste contaminated with dangerous substances. 17 04 10* Cables containing oil, coal, tar and other dangerous substances. 17 04 11 Cables other than those mentioned in 17 04 10.
17 05 Soil (including excavated soil from contaminated sites), stones and dredging spoil
17 05 03* Soil and stones containing dangerous substances. 17 05 04 Soil and stones other than those mentioned in 17 05 03. 17 05 05* Dredging spoil containing dangerous substances. 17 05 06 Dredging spoil other than those mentioned in 17 05 05. 17 05 07* Track ballast containing dangerous substances. 17 05 08 Track ballast other than those mentioned in 17 05 07
17 06 Insulation materials and asbestos-containing construction materials
17 06 01* Insulation materials containing asbestos 17 06 03* Other insulation materials consisting of or containing dangerous substances. 17 06 04 Insulation materials other than those mentioned in 17 06 01 and 17 06 03. 17 06 05* Construction materials containing asbestos (7).
17 08 Gypsum-based construction material
17 08 01* Gypsum-based construction materials contaminated with dangerous substances. 17 08 02 Gypsum-based construction materials other than those mentioned in 17 08 01.
17 09 Other Construction and demolition wastes
17 09 01* Construction and demolition wastes containing mercury. 17 09 02* Construction and demolition wastes containing PCB (for example, PCB containing sealants, PCB-containing resin-based floorings, PCB-containing sealed glazing units). 17 09 04 Mixed construction and demolition wastes other than those mentioned in 17 09 01.

Entries marked with a * are either potentially hazardous (mirror entry) and will require testing to determine if hazardous properties are present or definitely hazardous (absolute) and must be disposed of