



# Construction Management Plan (CMP)

Project: Springdale Mews

## Abstract

Construction Management Plan for the construction of two new-build houses on Springdale Mews, Stoke Newington, London, N16 9NR

Document Date: 26/06/2023  
Version: 5

## Lumin Haus Ltd

The Old Free School,  
George Street Watford  
WD18 0BX  
info@luminhaus.co.uk

# Contents

<b>Executive Summary</b> .....	<b>3</b>
<b>1.0 Introduction</b> .....	<b>4</b>
1.1. Report outline .....	4
1.2. Amendment Sheet.....	4
1.3. Description of Project Works.....	5
1.4. Location of Works.....	5
1.5. Proposed Programme.....	5
1.6. Complaints Log.....	5
1.7. Hours of Work.....	5
<b>2.0 Proposed Works</b> .....	<b>6</b>
2.1. Description work .....	6
2.2. Risk Assessments .....	6
2.3. Excavation/ Removal of earth .....	6
2.4. Noise control .....	7
2.5. Façade Monitoring of Adjacent Buildings .....	7
<b>3.0 Site Arrangements and Housekeeping</b> .....	<b>8</b>
3.1. Site Perimeter.....	8
3.2. Security .....	8
3.3. Clearance of Site on Completion .....	9
3.4. Safety .....	9
3.5. Emergency Contacts and Procedures .....	9
3.6. Contaminated Materials.....	10
3.7. Protected Existing Installations .....	10
3.8. Incident Control and reporting.....	10
<b>4.0 Traffic and Transport</b> .....	<b>11</b>
4.1. Works affecting Carriageways and Footways .....	11
4.2. Maintenance and Repair of the Road .....	12
4.3. Avoidance of Nuisance .....	12
4.4. Vehicle Emissions .....	12
4.5. Site Access.....	12
4.6. Existing Street Furniture .....	12
4.7. Traffic Mitigating Measures.....	13
<b>5.0 Noise and Vibration</b> .....	<b>14</b>
<b>6.0 Dust and Air Pollution</b> .....	<b>15</b>
6.1. Potential impacts .....	15
6.2. Management and Mitigation Measures .....	15

<b>7.0</b>	<b>Waste</b>	<b>16</b>
<b>8.0</b>	<b>Land Contamination &amp; Drainage</b>	<b>17</b>
8.1.	Storage of Polluting and Hazardous Materials	17
8.3.	Controls and Management of Foul Drainage	17
8.4.	Historical Drains	17
<b>9.0</b>	<b>Ecology and Natural Habitats</b>	<b>18</b>
9.1.	Protection of Mature Trees	18
9.2.	Protected Species	18
9.3.	Pest Control	18
<b>10.0</b>	<b>Archaeological Discoveries</b>	<b>18</b>
<b>11.0</b>	<b>Listed Buildings / Historic England Listings</b>	<b>18</b>
<b>12.0</b>	<b>Landscape and Visual</b>	<b>19</b>
<b>13.0</b>	<b>Appendices</b>	<b>20</b>
Appendix A	Traffic Management Plan	20
Appendix B	Fire escape plan	20
Appendix C	Nearest Emergency Services	20
Appendix D	Emergency contact	20
Appendix E	x	20

## Executive Summary

- **Site Address:**
  - Springdale Mews, Stoke Newington, London, N16 9NR
- **Project description:**
  - Construction of two new build houses.
- **Client/Owner:**
  - Lion Estate Ltd (Company No: 117198),
  - 27 Esplande, St Helier, Jersey, JE4 9XL
- **Principal Contractor:**
  - Lumin Haus Ltd (Company No: 12301907)
  - The Old Free School, George Street Watford, WD18 0BX
  - Email: info@luminhaus.co.uk
- **Start date:**
  - February 2023
- **Construction Programme:**
  - 12 Months

# 1.0 Introduction

## 1.1. Report outline

This Construction Management Plan (CMP) has been prepared for the project at Springdale Mews to set out the measures that will be implemented during the construction phase to minimise risks, protect the environment and to cover all aspects of Health & Safety.

This document is live and can be updated as necessary throughout the pre- construction and construction phase, as necessary.

The Contractor aims to:

- Examine all aspects of project as per requirement.
- Progress works diligently, mitigate risks and liabilities of delay and disruption.
- Eliminate personal injury to site personnel and public by implementation of strict Health and Safety standards.
- Minimise vehicle movements.
- Maintain a free flow of traffic on the highways.
- Identify methods to allow vehicles to safely enter and exit the site. This will be achieved by the undertaking of the following objectives:
- To set out the standards in construction logistics and practices that will minimise construction cost and minimise impacts upon the local environment and local community.
- Identify those deliveries which could be reduced, re-timed or consolidated, particularly during busy periods.
- Help cut congestion and ease any environmental pressures.
- Use locally sourced products and materials wherever possible.
- Engage local sub-contractors and specialists whenever possible.
- Implementation of Health and Safety policy as per current CDM Regulations and The Contractors own Company policy.
- Hoarding will be erected around the construction site within the boundary of the property. We have changed this from Heras fencing in order to reduce dust and sound impact on residents.
- The works will be conducted from within the hoarding.
- All delivery and waste removal vehicles will NOT be parked on site, but will gain access through Springdale Mews.
- The size of construction vehicles will be kept as small as possible. We are reducing the size of the vehicle from 20 tonne tipper to 7.5 tonne, this is substantially smaller and will reduce noise and allow more nimble maneuverability to minimize disruption as these will be managed by contractors' drivers and not 3<sup>rd</sup> party suppliers.

## 1.2. Amendment Sheet

Issue No.	Date	Issued by	Description of Amendment
1	11/11/2022	JL	First Issue
2	03/05/2023	DM	Issue 2
3	24/05/2023	DM	Issue 3
4	29/05/2023	DM	Issue 4
5	26/06/2023	SB	Issue 5

### **1.3. Description of Project Works**

Construction of two new build houses and all associated works.

### **1.4. Location of Works**

Springdale Mews, Stoke Newington, London, N16 9NR

### **1.5. Proposed Programme**

Pre-construction phase:

- Notify HSE of forthcoming construction works with the F10 form.
- Produce Construction Phase Health and Safety Plan.
- Review existing reports and documents – refurbishment and demolition asbestos survey, existing services, soil report (etc.).
- Enabling works.
- Prepare Principal Contractor Method Statement and Risk Assessment.
- Apply for any licences from local authority.
- Site set up to include welfare facilities which have been agreed with neighbouring property as per revised site plan.
- Erect hoarding around the construction site perimeter.
- Set up temporary service supplies.
- Complete a fire & Evacuation Plan.
- Main Contract works: Full programme of works to be prepared and available on request.

### **1.6. Complaints Log**

If any complaints are received, they will be logged in complaints register and action will be taken by The Contractor. Comments regarding the complaint will be logged until the matter is resolved.

### **1.7. Hours of Work**

Monday to Friday – 08.00 to 18.00.

Any Saturday working to be limited to 08.00am – 1.00pm only and agreed with the Principal Contractor.

No Sunday & Bank Holiday working.

## 2.0 Proposed Works

### 2.1. Description work

We will clear and level the site in preparation for site facilities and then set up the site for the temporary works needed to excavate for foundations and retaining wall.

The temporary works has been designed by a structural engineer and can be issued upon request.

### 2.2. Risk Assessments

Construction activities undertaken on-site will be subject to more detailed risk assessment by the Principal Contractor, as appropriate, and will be available on site. This will:

- Identify potential impacts that can be anticipated.
- Assess the risks from these impacts.
- Identify the control measures to be taken and re-calculate the risk; and
- Report where an unacceptable level of residual risk is identified so that action can be taken through design changes, re-scheduling of work or alternative methods of working in order to reduce the risk to an acceptable level.

The results of risk assessments, and their residual risks, are only considered acceptable if:

- The severity of outcome is reduced to the lowest practical level.
- The number of risk exposures are minimised; and
- All practical mitigating measures have been taken and the residual risk rating is reduced to a minimum.

The findings of the risk assessment and, in particular, the necessary controls will be explained to all contractors before the commencement of the relevant works using an agreed instruction format (e.g., toolbox talks).

### 2.3. Excavation/ Removal of earth

This project will involve excavation as per the approved drawings by the architect.

The approximate proposed volume of excavation is about 612m<sup>3</sup> (17m x 9m x 4m) which is when adjusted to an expansion rate of 1.3 times equates to say 800m<sup>3</sup>.

We have now decided to change this to a 7.5 tonne capacity vehicle, which is much smaller than the previously suggested 20 tonne capacity. This means more loads, but quicker turnaround per load, so shorter duration of any disruption.

This means we have 180-220 loads to be removed (subject to site and load restrictions), but each one will take less than a one third of the time then provide on previous CMP.

We have planned as follows and have allowed for enough labour during key loads to ensure minimal road access interruption.

7.5 Tonne tipper x 10 max collections a day for 1<sup>st</sup> 4weeks.

Then 1-2 vehicle movements per day for duration of project estimated at 7-9 month. This level of movements also covers the delivery of materials later in the project.

In the event there is a requirement to exceed the above, this will be communicated to local residents via either a WhatsApp group to be set up, e-mail, or a local leaflet drop, having first established residents' preferred means of communication.

Please refer to **Appendix A** for the Traffic Management Plan outlining how we will deal with deliveries, and transport routes.

## **2.4. Noise control**

Construction noise could potentially increase the ambient noise levels at existing noise sensitive receptors. In addition, once residential properties as part of the Proposed Development are constructed and inhabited, new noise-sensitive receptors will be introduced to the Site while adjacent areas are still under construction.

Please refer to Section 5.0 of this report which outlines how the contractor will mitigate and implement noise control measures.

We now plan to appoint a 3<sup>rd</sup> party service for monitoring noise, vibration and dust :-

[https://www.novaacoustics.co.uk/noise-monitoring-vibration-monitoring-dust-monitoring?gad=1&qclid=EAlaIQobChMIlqTpodne\\_wlVGdrtCh0HRwoKEAAYASAAEgl9AfD\\_BwE](https://www.novaacoustics.co.uk/noise-monitoring-vibration-monitoring-dust-monitoring?gad=1&qclid=EAlaIQobChMIlqTpodne_wlVGdrtCh0HRwoKEAAYASAAEgl9AfD_BwE)

## **2.5. Façade Monitoring of Adjacent Buildings**

The purpose of monitoring the façade is to ensure that the retained façade does not suffer from excessive movement and vibration during the construction phase.

In order to provide a façade monitoring solution of the adjacent buildings during the reconstruction of the above property, a Specialist Surveying Company should be employed to set up and continue to visit site and report back movements noted in the surrounding facades.

We do not require Façade Monitoring on this project.



## 3.0 Site Arrangements and Housekeeping

A 'good housekeeping' policy will be applied at all times. This will include, but not necessarily be limited to, the following requirements:

- All working areas will be kept in a clean and tidy condition.
- All working areas will be non-smoking. There will be one specific area within the site as a designated smoking area and will be equipped with containers for smoking waste. These will NOT be located within the boundary of working areas or on public foot paths causing nuisance to general public.
- Open fires will be prohibited at all times.
- All necessary measures will be taken to minimise the risk of fire by on-going fire risk assessments which will be actioned as required, and the Contractor will comply with the requirements of the local fire authority.
- Radios (other than two-way radios used for the purposes of communication related to the works) and other forms of audio equipment with loudspeakers will not be operated on site.
- Any waste susceptible to spreading by wind or liable to cause litter will be stored in enclosed containers.
- Rubbish will be removed at frequent intervals and the site kept clean and tidy.
- Hoarding will be frequently inspected and repaired, as necessary.
- Adequate mess rooms and toilet facilities will be provided for all site staff **off** site as per new Site plan.
- Food waste will be removed frequently.
- Reference should also be made to The Contractors site rules which will be on site and in the Construction Phase Plan.

The site manager will be responsible for regularly inspecting all areas and enforcing the policy.

### 3.1. Site Perimeter

Hoarding will be erected on the construction site perimeter for security. Wind and other impact loadings will be taken into consideration when designing and erecting. See further details in the Construction Phase Plan.

### 3.2. Security

The construction site will be closed and locked at all times when the Contractor is not present. At all other times, the Contractor shall prevent any unauthorised access. Works will cease immediately if this occurs. Access to the other plots will always remain unobstructed.

All operatives and authorised visitors to site must sign in and out.

### 3.3. Clearance of Site on Completion

The Contractor will ensure that on completion of the project all work areas and access areas will be tidied and then cleaned. Any remnants of construction work will be removed.

### 3.4. Safety

Safety of all Contractors, visitors, neighbours, Contractors working on the adjacent plots and the general public is of upmost importance during the works. Safety procedures will be detailed in the Contractors Method Statement and Risk Assessments and must be followed at all times. These will be live documents and updated through the works as needed. The Contractor and their representatives will fully comply with Health & Safety Legislation at all times. Health and Safety briefings will be conveyed to all staff before they start work initially and they will be asked to sign a register confirming that they have understood the rules.

### 3.5. Emergency Contacts and Procedures

Emergency contacts and a fire and evacuation plan will be displayed on site in a prominent position. All contractors and visitors to site will be made aware of the policy and it is to be ensured it is understood.

For file purposes:

- Principal Contractor: Lumin Haus Ltd
- Director: Jim Sanghera +44 (0) 7899 878791
- Project & Contracts Manager: Jimmie Luong +44 (0) 7955 512483
- Site Manager: **TBC**

In case of Incidents or Emergencies occurring on site, the following authorities will need to be contacted appropriately:

The nearest hospital with A&E facilities:

**Homerton University Hospital**  
Homerton Row,  
Hackney,  
London,  
E9 6SR

The nearest Fire & Rescue station:

**London Fire Brigade**  
64 Church Street,  
Stoke Newington,  
London,  
N16 0AP

The Environment Agency's Incident Hotline should be contacted immediately and worked stopped should any discharge to adjacent watercourses have occurred. The Hotline number is: 0800 807 060.

Please refer to **Appendix B, C & D** for the Emergency contact, fire escape plan and nearest hospital signage.

### **3.6. Contaminated Materials**

The structure has been cleared, prior to the Contractor taking control of the site, and is not part of the scope of works for this contract.

### **3.7. Protected Existing Installations**

Not applicable on this contract.

### **3.8. Incident Control and reporting**

Incident control procedures will be developed by the Principal Contractor in liaison with the EA, CCC and essential emergency services. The control procedure will include:

- Containment of pollution at source.
- Reporting incident immediately to site management team.
- Raising the alarm to the emergency pollution control response team.
- Summoning emergency services where appropriate.
- Safe disposal of pollution waste; and
- Notifying the local EA regional office.

All incidents shall be recorded by the Principal Contractor and reported to the Client as soon as practicable and if appropriate reported to the EA or other relevant stakeholders.

## 4.0 Traffic and Transport

This section presents a Construction Traffic Management Plan (CTMP), which takes into account the surrounding buildings and roads.

Construction traffic will consist of regular deliveries of materials such as reinforcement, steel, ready mix concrete wagons, building materials (etc.). It is anticipated that this will be weighted more heavily towards the early and middle stages of the project (see Section 2.3). Thereafter, during the fitout and finishing works it is expected that there will be less construction traffic delivering materials and removing waste.

As confirmed within the Traffic Management Plan, dedicated parking on-site is not available and will not be allowed as a result. Nor will any parking in the surrounding area be allowed, including on Springdale Mews, Springdale Road, or within any controlled parking zones. All subcontractors are to offload equipment and tools then vacate the site immediately to park elsewhere. Wherever possible local suppliers will be used to reduce unnecessary travel.

### 4.1. Works affecting Carriageways and Footways

To confirm, for the avoidance of any doubt, this construction management plan does not prejudice or replace the need to obtain any separate non-planning consents or approvals such as road closures, where such are necessary. However, all works will take place within the Construction site perimeter and will not interfere other areas along Springdale Road or the adjacent street, Green Lane, at any time, unless otherwise required by public utilities companies, who will follow their usual legal protocols.

On this project, no road closures will be necessary for the digging of the 300mm width drainage channel or other utility trenches, which will be dug in 1m increments before being covered by heavy duty road plates capable of supporting vehicles up to 40 tonnes. This allows road access by Springdale Mews users with minimal disruption.

At the end of the project, the road surfacing requirement as per the Section 106 Agreement will need to be complied with, and at this point access will be restricted for a period of approximately one week. However, Springdale Mews is a private road, and this will not require any formal road closures, as it is a private matter dealt with under the Party Wall Act.

The only road closure(s) to Springdale Mews will occur at the point services and utilities, having first been taken to the boundary with the public highway on Springdale Road, are connected. This process is carried out by the utilities companies themselves, who will arrange any closures and inform local residents of any likely disruptions accordingly, in line with their legal protocols, as stated above.

In general, we will endeavor to ensure that access to and from Springdale Mews from Springdale Road is not restricted due to the delivery and moving of goods, or any works within Springdale Mews for more than a consecutive 10-minute period at any one time. We will of course seek to accommodate existing residents and businesses by moving things within a shorter timeframe wherever possible.

Once any vehicles delivering goods to the site have unloaded, they will leave the vicinity of the site immediately.

In terms of communicating any potential disruptions with local residents, as stated at section 2.3 this will be communicated to local residents via either the WhatsApp group to be set up, e-mail, or a local leaflet drop, having first established residents' preferred means of communication.

## **4.2. Maintenance and Repair of the Road**

The Contractor will take every possible precaution to prevent any damage occurring to the road through its operations. If this does occur, then suitable repairs will be undertaken (or compensation) to the satisfaction of the local authorities.

Snow clearance, salting, gritting etc. will be carried out on the public roads as per normal by the Local Authorities during works.

## **4.3. Avoidance of Nuisance**

The Contractor will implement strict measures to minimise any environmental nuisance problems arising from the construction site.

## **4.4. Vehicle Emissions**

Construction vehicles will be required to comply with relevant EURO standards.

Drivers will be required to:

- Switch off their vehicle's engine when stationary to prevent exhaust emissions (and noise). An authorised person may request a driver to switch off their engine.
- Keep their engines in tune and their catalyts working efficiently. In practice, emissions are controlled through the MOT.

## **4.5. Site Access**

Access to the will be via the A105. The M1 and M25 both have good links to the A105/Green Lane into Springdale Road to access the site. Smaller "A roads" and residential streets shall not be used until after the A105 where this is the only option.

Operatives will be encouraged to car share and use Public transport.

All turning and reversing activities will take within the site boundaries where possible and Banksmen will be used during these times.

## **4.6. Existing Street Furniture**

Not considered to be an issue on this project – no public street furniture within the site boundaries.

## 4.7. Traffic Mitigating Measures

Wherever possible deliveries and collections will be undertaken outside of peak traffic times, i.e., between 9.30am and 3.00pm Monday to Friday. However, in the event a delivery cannot be arranged outside of peak times, we will inform the local community in the manner set out at section 2.3 and 4.1.

All vehicles will use the pre-determined transport routes for access to and from site (see **Appendix A**).

All operatives will be encouraged to car share. The use of public transport is encouraged.

## 5.0 Noise and Vibration

The Contractor will at all times ensure that practicable measures to minimise nuisance from noise and vibration are undertaken taking into consideration the location of the property in relation to other buildings. Mitigation measures will include:

- Tools, equipment, and plant will be used in the correct manner, for the correct task by competent operatives to minimise noise emissions and vibrations.
- If an inherently quieter option, or with reduced vibration levels, is available as an alternative, then this will be used.
- Ensuring tools, equipment and plant are well maintained.
- Acoustic barriers will be utilised for any particularly noisy works – hoarding / fencing will help to mitigate noise levels outside of the site.
- No works to take place prior to 8.00am or after 6pm Monday to Friday, or prior to 8.00am or after 1.00pm Saturday.
- Locating noisy plant and equipment as far away from dwellings as reasonably possible, and where practical, carry out loading and unloading in these areas.
- Orientating plant that is known to emit noise strongly in one direction so that the noise is directed away from houses, where possible.
- Closing acoustic covers to engines when they are in use or idling; and
- Lowering materials slowly, whenever practicable, and not dropping them.
- Wherever possible appropriate fencing or hoarding, to the required height and density, will be provided in locations which have noise sensitivity to reduce noise breakout from the site. All site gates will be controlled to give the minimum amount of time open for passage of vehicles in order to minimise stray noise to external surrounding areas.
- Wherever possible fixed items of plant will be electrically powered rather than diesel or petrol driven.
- Where this is not feasible, suitable attenuation measures will be provided, such as acoustic enclosures.
- Vehicles and mechanical construction plant will be fitted with effective exhaust silencers, be maintained in good working order, and operated in such a manner so as to minimise noise emissions.
- On surface areas where environmental disturbance may arise compressors must be 'sound reduced' models fitted with properly lined and sealed acoustic covers kept closed whenever the machine is in use. In addition, pneumatic drills etc. must be fitted with the most effective muffler or silencer available.

The main source of vibration typically associated with the construction process is piling.

Impact piling produces the most vibration and noise. The use of alternative methods such as continuous flight auger injected piles and auger bored piles should be considered, depending on the ground conditions to be encountered.

In addition to the above, all reasonable steps would be taken to keep the local community informed of the proposed construction operations. Measures for community liaison would be dealt with by the Project Manager who would coordinate the dissemination of information and schedule operations at times that would reduce the potential for disturbance.

Due to the adjacent residential properties to the north of the development, all operations on site must be carried out with due consideration to BS5228 Noise and Vibration Control on Construction and Open Sites, in particular Part 1 and Part 2.

## 6.0 Dust and Air Pollution

### 6.1. Potential impacts

The prevailing wind is from the south, south-west, therefore the highest risk of impact is likely to occur at receptors to the north, north-east, and east of the Site.

The following activities have the potential to cause emissions of dust during construction of the Proposed Development:

- Demolition- THIS IS IRRELEVANT AS THERE IS NO DEMOLITION
- Earthworks
- Cutting and sanding
- Construction

The area immediately surrounding the Site is urban and heavily populated areas with existing residential properties directly adjacent.

### 6.2. Management and Mitigation Measures

The Contractor and its sub-contractors will take all necessary measures as set out in the Institute of Air Quality Management (IAQM) guidance to avoid creating a dust nuisance during both construction and demolition works. Measures to prevent dust will include the following practices:

- The enclosure of materials stockpiles at all times and damping down of dusty materials using water sprays during dry weather.
- Drilling and excavation surfaces to be wetted where appropriate.
- Debris piles to be kept watered or sheeted, as necessary.
- Control of cutting or grinding of materials on site.
- Easily cleaned hard-standing available for parking / deliveries on site.
- Regular cleaning of any hard-standing areas.
- Watering / wetting of unpaved surfaces.
- Once vehicles have left the main roads speed limits will be limited to 5mph when within the property boundary or along the driveway.
- Vehicles carrying spoil or dusty materials will be sheeted on leaving site.
- Vehicles and plant will be well maintained, and measures will be taken to ensure that engines and motors are not left running for long periods when not in use.
- The engines of all parked vehicles or vehicles waiting to enter any work area will be switched off.
- There will be no burning of waste on site.



## 7.0 Waste

The Site Waste Management Plan Regulations 2008 have been repealed, however, as good practice, The Contractor will endeavour to reduce their environmental impact at all times. The disposal of waste, including any surplus spoil, will be managed as far as is reasonably practicable to maximise the environmental benefits for the re-use of such materials and reduce any adverse environmental effects off disposal. Licensed disposal sites will be identified and used throughout the project although it is not anticipated there will be much waste. Generally, waste materials will consist of packaging materials, off cuts and spoil.

The Contractor will comply with approved guidance and procedures in the identification, handling, storage, recovery, and disposal of waste. The Contractor will also comply with the measures regarding discharges to controlled waters and wastewater.

In all cases where there is an opportunity to re-use materials or waste on site or elsewhere it will be taken. If this is not possible then recycling services will be used and as a last resort and where recycling is not possible then land fill will be used.

Demolition waste can be crushed and reused as hardcore on the same site if required or else taken to other sites. Timber/ply off-cuts are used as noggins for electrical and mechanical fittings or other accessories or repurposed and converted into joinery for fixing on sites.

Storage of items on site will be in a designated area. This will be kept clean and tidy at all times and will be away from any ignition sources or buildings.



*The Waste Hierarchy, The European Union's Waste Framework Directive*

## **8.0 Land Contamination & Drainage**

### **8.1. Storage of Polluting and Hazardous Materials**

The Contractor will make provisions to ensure that containers or other potential contaminants stored on the Site are controlled in accordance with the Control of Substances Hazardous to Health (COSHH) Regulations and are properly isolated and bunded and that no oil or other contaminants are allowed to reach watercourses or groundwater. All surface water or other contaminated water which accumulates will be removed from site and disposed of in accordance with relevant regulations.

Root protection areas of all retained trees will not be compromised at any time

### **8.2. Protection of the Water Environment**

Washout from construction activities will not be released into local watercourses and water containing silt, cement, plaster etc will not be pumped directly into watercourses. Water must be stored in settlement tanks, filtered, or discharged to foul sewer. The Contractor will ensure that any water that has come into contact with contaminated materials is disposed of in accordance with relevant regulations.

It is not anticipated that any excavations below the water table will be required, however if this does occur then methods of working and control will be arranged prior to the commencement of these works. The concerned authority will be consulted as appropriate.

Root protection areas of all retained trees will not be compromised at any time.

### **8.3. Controls and Management of Foul Drainage**

The site is not connected to the mains drainage system and there will be no foreseeable foul waste produced during the construction phase.

Any waste liquid produced will be collected into a container and removed by a certified and licenced subcontractor.

During the construction phase a "Portaloos" will be provided for use which will be emptied weekly by a certified and licenced subcontractor.

### **8.4. Historical Drains**

Not applicable on this contract, the site is not connected to the mains drainage system and not near to any historical drains.

## 9.0 Ecology and Natural Habitats

### 9.1. Protection of Mature Trees

A TPO is in operation at the site. Details available on request from the Contractor. The TPO will be adhered to at all times and the works on site will not negatively impact the trees or root systems.

Materials and plant will not be stored within the root protection areas of any trees. Access will not be permitted to any root protection areas and no items will be attached to these trees. Tree protective fencing will be in place and installed and will not be removed until construction works are complete.

### 9.2. Protected Species

Not anticipated to be an issue on this project however if any species are noted that are suspected to be protected works will cease and the relevant authorities will be consulted.

### 9.3. Pest Control

The Contractor will ensure that the risk of infestation by pests or vermin is minimised by adequate arrangements for the disposal of food waste or other material attractive to pests. If infestation occurs the Contractor will take such action to deal with it as required by the Local Authorities. A specialist pest control contractor will be consulted initially with regards to Pest Control. All pest control measures will be agreed with current regulations to ensure that there is no detrimental impact to the environment and to identify any other consents / licences that may be required.

## 10.0 Archaeological Discoveries

No archaeological artefacts of any kind are expected to be found on site. If unexpected archaeological discoveries are made by the Contractor work will stop on that area until the Archaeological Contractor has been notified. Work will not commence again in that area without the agreement of the Archaeological Contractor.

Where an archaeological find is accidentally excavated, it is important that the Archaeological Contractor is informed of the location from where the find was recovered, and that it is stored carefully until it can be uplifted

## 11.0 Listed Buildings / Historic England Listings

There are no listed buildings or walls on this site.

## 12.0 Landscape and Visual

All necessary measures to minimise and avoid creating visual impacts during construction will be taken such as:

- The TPO will be followed at all times.
- Materials and machinery will be stored tidily during the works in order to minimise impacts on views.
- Roads providing access to site compounds and works areas will be maintained free of dust and mud.
- On completion of construction, all remaining construction materials will be removed from the site.

## 13.0 Appendices

<b>Appendix A</b>	<b>Traffic Management Plan</b>
<b>Appendix B</b>	<b>Fire escape plan</b>
<b>Appendix C</b>	<b>Nearest Emergency Services</b>
<b>Appendix D</b>	<b>Emergency contact</b>
<b>Appendix E</b>	<b>x</b>