

CONSTRUCTION MANAGEMENT PLAN (revision C)

Condition 3

LOCATION: 29, Beech Hill, Barnet, EN4 0JN

REFERENCE: 22/04232/FUL

A) Photographic Condition Survey of public carriageways, verges, highway trees and footways in the vicinity of the site.



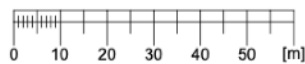




B) Map showing routing of demolition and construction vehicles to/from the site.



LOCATION PLAN
SCALE 1:1250



-  vehicles exiting the site
-  vehicles entering the site

C) Access arrangements to the site.

Vehicles will come to site from both directions on Beech Hill – the gates will remain closed throughout the day and any vehicles will give 15 minutes notice before arriving on site so that we can open gates ready for lorries to arrive.

D) Wheel cleaning methodology and facilities.

During the construction phase, vehicle washing and road sweeping will be exercised the contractor will therefore enforce strict measures, to avoid the environmental nuisance of mud, stones and any other extraneous materials from the wheels and chassis' of construction vehicles exiting the site and all loads of construction materials, excavation spoil or other such matter shall be fully covered in order to ensure that no material leaves the site attached to the vehicle which might subsequently be deposited on the highway.

These measures will include but are not limited to:

- Use of on approved mechanical road sweeper to clean the site of any mud or debris deposited by site vehicles within the vicinity of the site. The road sweeper is to be available whenever needed and will be properly used and maintained.
- Provision of wheel washing on the site exit and lorry jet washing facilities before joining Beech Hill.
- Adequate sheeting of vehicles carrying waste materials
- Measures will be taken to ensure that mud and detritus is not swept into gullies.
- Waste water discharged from the wheel washing system shall be stored and disposed on site and shall not be discharged into the public sewerage system without prior removal of soil, stones and any other suspended material. Suitable measures to minimise dust nuisance caused by the operations and to ensure that no dust or other debris is carried on to the adjoining properties shall also be provided in accordance with the Greater London Authority's "Air Quality" guidance.

Site lighting shall be designed, positioned and directed so as not to unnecessarily intrude on passing drivers on public highways and so as not to direct light into any windows of properties outside the site.

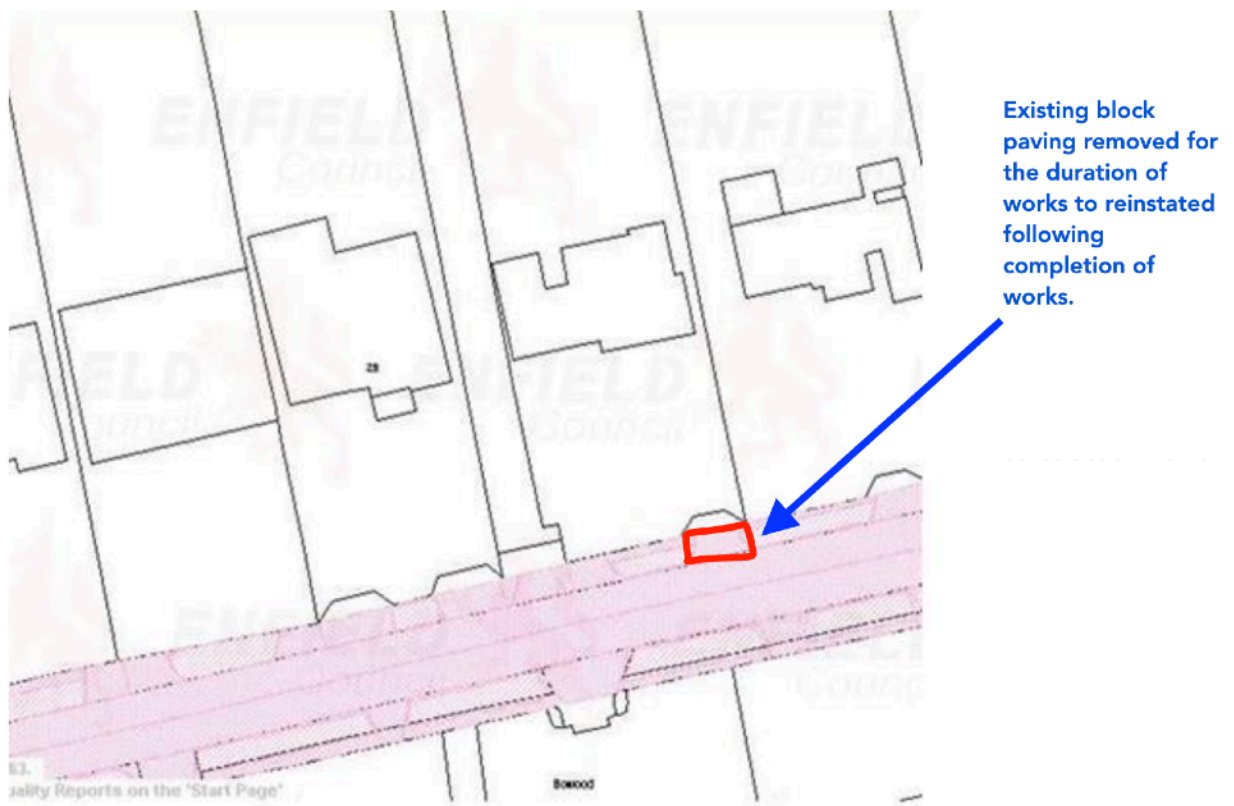
E) Measures to adequately address damage to the highway verge and details of the heavy-duty crossover to be constructed.

The verge kerbs are intact, please refer to the photographs located in section A).

The crossover will be restored with the block paving to match the existing crossover.

The overgrown grass between the crossovers will be cut.

The highway to the front site entrance is subject to a Highway Services application.



F) Details of the storage of waste materials.

Storage of waste materials will be in skips with waste being separated into various skips for recycling to the front of 29A/29B Beech Hill.

General Construction Impact

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

Public protection

In accordance to Local Authority Policy of the Borough of Enfield, the construction team will reduce as far as possible any potential impacts of construction on the highway network during the construction of the new dwelling.

Access to the site of all site traffic, including HGV's, to the construction site will be restricted to the existing crossover located to the front of the site at Beech Hill and deliveries will be accommodated via this route.

The main site access will allow all vehicles to enter the site in a forward direction. In the event that reversing is required, a competent banksman will be in attendance at all times.

The site will be laid out to provide marshalling areas for vehicles, such that off-site holding areas will not be required.

Avoidance of dust

Specific issues relating to vehicles entering and leaving the site will include:

- Maintain roads and by regular brushing and water spraying
- All vehicles carrying soil and other dusty materials to be fully sheeted
- Enforce site speed limits

Vehicle Emissions

All construction vehicles are required to comply with relevant European standards.

Suppliers and drivers are required to:

- Switch off their vehicle's engine when stationary to prevent exhaust emissions
- Maintain vehicles including engines in tune and catalysts working efficiently
- All vehicles used by contractors must comply with MOT emission standards at all times.

Delivery Times

The construction team will adhere to the following key principles on site:

Normal working hours, set by the local Authority are from Monday-Friday: 8.00am-6.00pm, Saturdays: 8.00am-1.00pm, Sundays and Bank/Public Holidays are not permitted. Where work needs to occur beyond the agreed "normal" working hours, consultation and agreement will be sought from the local Authorities in advance of such an event.

Vehicles Entering & Exiting the Site

For Delivery vehicles, there will be a delivery rota system, whereby deliveries must be pre-booked at least 24 hours in advance to avoid the areas peak travel hours. Not only should this prevent congestion on site but it will also spread the resultant traffic over a longer period. A Traffic Marshall within the construction team will be available on site to make sure access and exit of site vehicles is processed in a safe manner. Any vehicle arriving without this prior booking may, at the discretion of the logistics staff, be turned away and advised to return at another appointed time. This procedure will be detailed within the contract documentation for both subcontractors and suppliers, to ensure that all delivery drivers are aware of the requirements. There will be no on-street loading or unloading to minimise the likelihood of congestion on highways surrounding the site and strict monitoring and control of all vehicles entering, exiting and traveling across the site will be maintained including:

- The setting of specific delivery and collection times;
- Consolidation of deliveries wherever possible;
- A system of '*just in time*' deliveries, where possible; and
- The requirement for prior authorisation when visiting the site via vehicle, which is managed by the logistics manager. The manager will agree at least a week in advance delivery schedules and then review and prioritise them on a daily basis.

Recycling of Materials

After demolition, old and new waste will be recycled in accordance with the site waste management plan, which will also comply with the requirements for BREEAM.