MIDCO
HOLDINGS
LIMITED

PROPOSED RESIDENTIAL DEVELOPMENT

217 KINGSTON ROAD
TEDDINGTON, MIDDLESEX, TW11 9JN

Preliminary Construction Management Plan

May 2018

CONTENTS

1.0 INTRODUCTION

This preliminary Constrution Management Plan (CMP) provides information concerning the proposed development at 217 Kingston Road, along with a framework for managing and reviewing key issues at regular interals as the scheme proceeds so as to minimise the impact to the surrounding environment and the local community.

The Client, Midco Holdings Limited, his representatives and the Contractor, who at this stage is yet to be selected, all have key responsibilities to ensure adequate control over environmental and health and safety matters.

This CMP shall be developed to incorporate the detailed construction methodology that is to be procured in compliance with the requirements of the Planning Application, Planning Conditions, associated contractual and legislative requirements, and in accordance with construction industry best practice.

The Construction Contract, contract documentation shall incorporate this outline CMP (as updated to take account of any commitments agreed during the planning process) and the appointed Contractor shall be required to comply with the requirements of the CMP.

During the contractor seletion process, prospetive Contractor(s) shall be required to demonstrate to the Client how they intend to implement the CMP, and to set out their mechanisms and capability for managing the works on site safely, in compliance with the CMP. The contractor shall also be required to develop a detailed construction method statement which shall be subjet to approval prior to commencement of any work on site.

The CMP includes the topics listed below, with further information provided in the following sections, but as said, some elements shall be subjet to further development and definition as the scheme proceeds.

- Information about the site and site logistics;
- Project Organisation and Responsibilities;
- Project Communication and Co-ordination;
- Training;
- Operational Control;
- Checking and Corrective Action;
- Environmental Control Measures, and;,
- Complaints Procedures.

Intervals between CMP reviews shall not be more than one month during the construction phase, immdeialtely following which the CMP shall be updated by the Contractor as necessary and as part of the construction management protocol.

2.0 ABOUT THE SITE

Site Location

The site is located at: 217 Kingston Road, Tedington.TW11 9JN. Access to the site is via Kingston Road to the front with adjacent residential properties on either side and adjoining gardens to the rear. It occupies a predominantly residential area with shops and light commercial premises also in close proximity.

The plot at 217 Kingston Road has been entirely cleared under a previous phase of work:

The site before demolition and clearance comprised a residential property with front and rear garden space. The rear garden also included a number of dilapidated outbuildings, including a garage and former workshop and storage units.

Access to the plot is by 5.0m wide access gates fronting Kingston Road built into the site hoardings that contain the site.

Hazardous waste was surveyed and removed in a managed and controlled fashion during the previous phase of work. Further surveys for contaminated ground shall be carried out prior to commencement of any excavation work and any hazardous waste discovered below ground shall be removed in a managed and controlled fashion.

It is anticipated that neighbourhood issues including any party wall matters and awards shall be in place at the time of construction commencement.

Details of the proposed scheme for construction are as set out in the planning application submission documents.

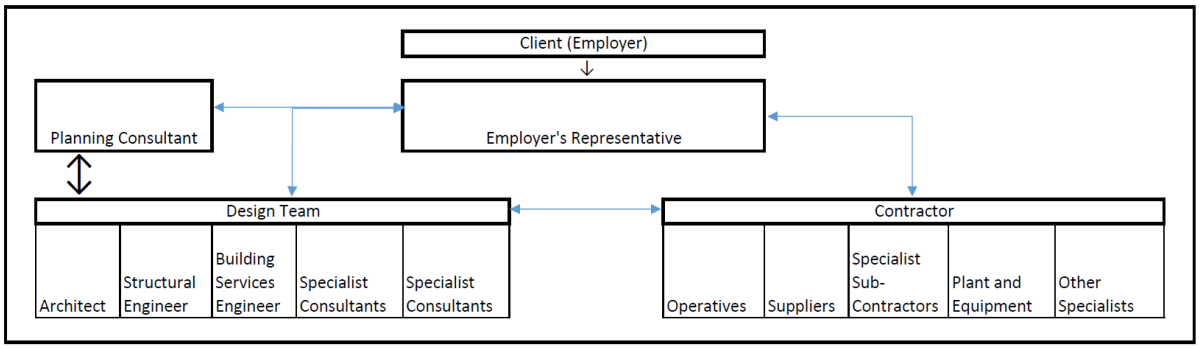
3.0 PROJECT ORGANISATION AND KEY PERSONEL RESPONSIBILITIES

3.1 Since acquisition of the site early in 2016, the owner has engaged a number of consultants to gather information about the site and surroundings in order to develop a viable design for a proposed development that is compliant with the Local Authority regulations and in keeping with the surroundings.

3.2 A copy of the current project directory is included at **Appendix A** to this preliminary CMP. The directory lists the various consultants engaged to date, some of whom, including the Architect, Structural Engineer and CDM Coordinator, shall be retained to oversee respective elements of the work as it progresses. Other consultants may be engaged and retained for specific activities in the future.

3.3 The CMP will clearly define the role and responsibilities of the project team. Figure 1 depicts the management chain and descriptions of key team member are provided in the following paragraphs.

Figure 1



3.1 Client's Representative

The Client's Representative shall have overall responsibility for monitoring the performance of the project against statutory requirements and the agreed objectives and targets. The duties associated with this role include:

3.1.1 Review and approve the Contractor's CMP and the developed TCMP together with any specialist procedures and identify the need for any improvements;

3.1.2 Identify the competence of all contractors to be employed for the works;

3.1.3 Review construction method statements with regard to environmental aspects and advise of suggested improvements prior to works commencing, and

3.1.4 Provide main contact between contractor and Client's project team on environmental & construction issues.

3.2 CDM Coordinator

The Client has retained and shall continue to retain an independent CDM Coordinator throughout the duration of the works to ensure compliancy of the project with statutory CDM and health and safety requirements, and to be on hand for any ad-hoc specialist advice as and when required.

3.3 Design Team and Consultant Appointments

Appendix A lists the extensive team of designers and other consultants employed during the pre-construction design development stages of the project.

Some consultants, including the Architect, Structural Engineer and CDM Coordinator, shall be retained to oversee respective elements of the construction work as it progresses.

Other consultants such as ecology, Aboricultural, heritage, viability, energy, daylight and shading, have been engaged for specific functions, and other consultants may be required and retained for specific activities in the future.

At the time of this Preliminary CMP, a Contractor has not been selected or appointed.

The appointed Contractor shall take possession of the site from commencement of the work through to completion, whereupon possession shall be returned to the Employer. The Contractor shall be required to retain a Contacts Manager and a Site Manager with responsibility for interfacing with the Client and his designers and for managing delivery of the project, safely, and on time.

3.4 Contractor's Contracts Manager

The Contractor's Contracts Manager shall have responsibility for co-ordinating and managing all the environmental activities during the construction works. The duties associated with this role include:

3.4.1 Develop and review the CMP, construction method statements, work instructions and other specialist procedures;

3.4.2 Identify competence requirements for all staff and ensure delivery of training to the project team;

3.4.3 Review and improve method statements for environmental aspects prior to works starting;

3.4.4 Monitor construction activities to ensure that identified an appropriate control measures are effective and ensure compliance with the CMP;

3.4.5 Act as main point of contact between the regulatory authorities and the project on all issues;

3.4.6 Provision of advice and liaison with subcontractors to ensure that risks are identified and appropriate controls developed which are identified within method statements;

3.4.7 Assist with the development and undertaking of training for site staff;

3.4.8 Liaison with the Client Project Manager and the design team.

3.5 Contractor's Site Manager

Additionally, where not already designated as a responsibility of the Contractors Contract's Manager, the Contractor's Site Manager shall be responsible for:

3.5.1 Assisting the Contract Manager in developing and maintaining the CMP together with other documentation;

3.5.2 Monitor construction works to ensure any necessary control measures are in place and meet the requirements of the CMP;

3.5.3 Carry out weekly site inspections and complete inspection report identifying any actions required;

3.5.4 Maintain training register and provide training where necessary;

3.5.5 Assist in responding to complaints;

3.5.6 In the event of an environmental incident ensure correct procedures are adhered to;

3.5.7 Provide information on waste management/reduction procedures to relevant staff;

3.5.8 Implementation are operation of environmental controls on site;

3.5.9 Respond to any environmental incidents such as spills.

3.6 Other Consultants and Environmental Specialists

Various consultants have been retained either to provide specific information or reports which have been used in the development thus far of the project design and the planning application. A number of specialist consultants shall also be retained as required for roles during the detailed design and construction phases of the Works as necessary,

Aside from the Architect, Structural Engineer and other design consultants who shall be retained to oversee the detailed design and compliance of the construction with the drawings and specifications, key management and oversight roles within the team shall be performed by the Client's Project Manager, the Contractor's Contracts Manager and the Contractor's Site Manager. In parallel, the CDM Coordinator provides essential health and safety oversight and compliancy advice.

Environmental experts shall be engaged on an "as and when required" basis to support the project team. Their role would include the undertaking of task based watching briefs as required.

4.0 ANTICIPATED PROGRAMME FOR CONSTRCTION ACTIVITY ON SITE

The construction phase for the proposed development comprises three main stages:

A Site set up, contaminated waste survey and contaminated waste removal (if required)

B Substructure and shell construction

C Internal fit out and external landscaping

A detailed construction programme has not been formulated at this stage, this will be prepared in conjunction with the contractor who is yet to be appointed, and the design team members.

At this preliminary stage, the overall period for the work on site is anticipated to be twelve to fourteen months from commencement of the contaminated waste survey. This time period will be reviewed and optimised and where possible, activities shall run concurrently to minimise the overall period.

5.0 HOURS OF OPERATION

Normal site operating hours are expected to be between 07.30 a.m. and 18.30p.m. Monday to Friday, and between 8.00 a.m. and 1.00p.m. on Saturdays.

The site shall be closed on Sundays and public holidays.

Deliveries to site shall typically be scheduled to arrive between 09.30 a.m. and 15.00 p.m. daily to avoid arrival and departure times at local schools, and periods of peak traffic.

In exceptional cases, it may be necessary to extend operating hours beyond the normal periods for completion of specific activities requiring a continuous effort that may take longer than the normal site hours allow. One possible example being concrete pouring activities for the sub-structure.

All reasonable steps shall be taken to manage out and mitigate the need for any extended operating hours which shall only occur by exception.

6.0 SITE LOGISTICS

A detailed method statement and logistics plan shall be a key element required from prospective contractors as part of the selection criteria to be considered prior to an appointment.

The following paragraphs set out minimum requirements and some of the restraints to be managed and observed:

A Considerate Contractors Scheme

The prospective Contractor (yet to be appointed, shall subscribe to the "Considerate Contractors Scheme" and adhere to the guidelines set out by the scheme.

B Access and Parking

The site is accessible via Kingston Road to the front. Limited parking may be available on site during the construction process.

The site is on the number 281 and 285 bus route and is within walking distance to Hampton Wick and Teddington train stations.

All staff and operatives shall be encouraged to use public transport or cycle to the site.

The appointed Contractor shall provide all site access control, including locking, covering of work, signage, protection of the works and shall operate a suitable sign in protocol to manage access to the site by staff and operatives.

C Loading and unloading of plant and vehicles

The Contractor shall be responsible for scheduling material deliveries and shall be responsible for organising supervised unloading either within the confines of the site, or at the kerbside immediately to the front of the site subject to appropriately supervised and safe redirection of pedestrian walkways whilst unloading activities take place.

All waste materials will be broken down into smaller components and taken away in skips or other waste suitable containers.

Excavated material from the new basement will be removed from site in skips or other suitable containers. All skips and containers shall be machine loaded in a designated area within the site boundary. The need for access by skip or other waste container lorries is to be determined but the access area and the area surrounding skips or other waste containers shall be kept clean and tidy at all times and washed down as necessary.

Supervised access for vehicles onto site, including supervised and safe redirection of pedestrian walkways to enable safe delivery and removal activities shall be provided when required.

D Site Facilities

The location of temporary site facilities such as office and storage and welfare facilities are to be discussed and agreed with the appointed Contractor and are yet to be finally determined.

Temporary facilities shall be positioned within the confines of the site boundary but in locations so as not to cause nuisance to neighbours.

Enabling work shall be required to disconnect and cut back existing utility services but retaining a limited water and electrical supply to the site for use during construction. Any requirement for supplementary electrical power, water or other utility shall be provided by the Contractor.

The Contractor shall be responsible for providing and maintaining suitable welfare facilities for the staff and operatives including toilet facilities and other welfare facilities as necessary.

Specific welfare requirements and facilities are yet to be determined during the Contractor selection process but any welfare facilities shall be located within the confines of the site and positioned so as not to cause nuisance to neighbours.

The Contractor shall provide lighting, task lighting, water, fuel and any other incidental requirements necessary to complete the work.

E Delivery and Storage of Materials

The Contractor shall be responsible for scheduling and arranging the removal, delivery, unloading handling, protection and on-site storage of material, along with any plant, equipment and machinery required to complete the works.

The Contractor shall operate “just in time” delivery procedures to minimise the requirement for on-site storage of material. Limited safe and secure site storage facilities shall be necessary at times and shall be provided by the Contractor.

F Temporary Plant and Equipment

The Contractor shall provide all temporary plant and equipment necessary for carrying out the demolition and construction activities necessary to complete the Works.

Requirements and the methodology for using plant and equipment, in particular, excavation, groundwork and lifting equipment shall be evaluated with the prospective Contractor as part of the selection process.

Reasonable steps shall be taken to optimise safe, efficient methods of working taking into account the need to minimise noise and nuisance to neighbours.

G Access control and site hoarding

The site is already secured by way of a plywood hoarding installed to the perimeter boundary to the entire site. Hoardings are on the plot perimeter around the front of the site, and act as an inner skin inside of the plot boundary adjacent to and protecting neigbouring back garden fences to the entire site. The hoarding is 2.4m height with 5.0m wide acess gates onto Kingston Road to facilitate deliveries and pedestrian access.

Safety and statutory signage shall be fixed to the site hoarding.

The Contractor shall be responsible for controlling access to the site and shall maintain security at all times cognisant of the pedestrian traffic along the Kingston Road pavement immediately in front of the site.

Any requirements for temporary or movable fences and hoardings shall be identified within the Contractor's detailed Construction Management Plan and associated works method statements, which shall be subject to review and agreement with the Client's representative and the CDM Coordinator before commencement of the respective works.

H Dust Control

The principle construction activities that will generate dust are typically demolition, excavation, foundations and external works.

Good site management will be strictly enforced to ensure work areas are kept clean and tidy at all times to prevent the migration of dust throughout the site.

Risk assessments shall be undertaken prior to work activities commencing. Mitigation measures, emanating from the risk assessment, including dust, waste management and monitoring and measures specific to earthworks, construction and disposal shall be employed as necessary.

Inert materials disturbed by excavation activities shall principally be crushed concrete and clay/gravel fill.

Whilst dust generated during removal and transportation of inert material does not represent a hazard to either people or the environment the Contractor shall be required to implement reasonable precautions and measures to suppress and control dust caused by on-site activities.

In addition to requirements to shield cutting equipment, activities that risk generating large volumes of airborne dust shall require dust suppression measures to be employed. This will normally take the form of damping down and dust screens.

The full site hoarding shall also act as a further protective measure along with water as dust suppressant. Muck-away trucks will be covered to prevent wind dispersal of the contents.

I Noise Control

Risk assessments shall be undertaken prior to commencement of work activities to identify noisy activities and to ensure that measures are employed to maintain noise within safe specified limits. The Contractor shall be required to implement a permit to work system which will identify the activity, its location and duration along with applicable control measures that are required.

The Contractor shall take steps to ensure that it and its sub-contractors are adequately trained and utilise modern tools and equipment that complies with the noise and vibration criteria specified for the project.

7.0 PROJECT COMMUNICATION AND CO-ORDINATION

Periodic meetings will be held between the team members to discuss performance, the need for improvements (if any), results of inspections and any complaints received.

Upcoming work operations will be reviewed in order to plan any necessary actions to mitigate risks and to disseminate information on best practice. If necessary, representatives of the Statutory Authorities may also be invited to attend such meetings, as and when required.

The Contractor's Contracts Manager will maintain ongoing liaison with the Client's Representative and other neighbours once possession of the site has passed to the Contractor when construction activity commences.

Any complaints will be addressed efficiently and all efforts made to maintain good working relations between all parties.

The Contractor shall record any complaints on a 'Complaint Log', and any complaints shall be investigated promptly, and reviewed at regular progress meetings. The Contractor shall forward details of any complaints and remedial measures taken to the Client's Representative and to the Local Authority. Operatives employed on site will be informed at site induction of the importance of maintaining good relations.

8.0 TRAINING

As part of the Contractor selection process, prospective Contractors shall be required to demonstrate the competency requirements for all key staff.

Prospective contractors shall also provide evidence of their training plan which details training needs to ensure that competency requirements are met. Records of competence and training will be maintained and all site staff will be inducted on the environmental issues related to the project and the CMP.

Toolbox talks covering specific environmental aspects will also be undertaken as and when

necessary.

9.0 OPERATIONAL CONTROL

Site works will be checked against the CMP requirements.

Any mitigation measures that have been agreed with the Statutory Authorities, or are part of planning conditions, will be incorporated into the methodology for completing the works prior to the commencement and all relevant staff will be briefed accordingly.

Method statements that are prepared for the works will be reviewed / approved by the Client Project Manager and where necessary the relevant Environmental Specialist.

10.0 CHECKING AND CORRECTIVE ACTION

Daily inspections of the site and the works will be undertaken to minimise the risk of environmental damage and to ensure compliance with the CMP.

Any environmental incidents are to be reported immediately to the Site Manager. The Contractor's Contracts Manager will undertake monthly inspections and complete an assessment of the project's performance with regard to the relevant standards/legislation and the contents of the CMP.

Following these inspections, the Manager will produce a report detailing the findings which will be provided to the Client Project Manager and reviewed at the monthly project meeting.

11.0 ENVIRONMENTAL CONTROL MEASURES

Specific procedures to manage the key environment aspects of the project will be developed by the Contractor prior to work commencing which will include the following.

11.1 Highways / Construction Phase Traffic

In order to mitigate the impact of construction traffic during network peak hours, a Traffic Management Plan has been drafted and which shall be developed and implemented by the Contractor's Contracts Manager.

This plan will focus on the:

- Co-ordination of car parking construction personnel;
- Implementation 'just in time' contract plant hire;
- Restriction of unnecessary vehicle movements during the day; and
- Co-ordination of deliveries to arrive outside of peak times where appropriate

11.2 Air Quality

No specific mitigation, other that adopting best construction practices are

proposed with regard to air quality. The CMP will ensure that measures are in place to minimise dust during construction activities, during drier periods and earth works operations.

11.3 Noise and Vibration

It is not envisaged that issues associated with noise and vibration will be encountered but industry recognised controls will be instigated.

All reasonable steps shall be taken to identify and mitigate factors giving rise to potential noise and vibration issues during the course of the detailed design development and pre-construction planning stages of the project.

The project and site management team shall oversee and monitor noise and vibration during the demolition and construction stages to ensure that work is carried out in compliance with project requirements and obligations.

Construction Noise

An assessment of construction noise shall be carried out and to ensure that the ambient noise climate would lead to a minor, barely perceptible, impact. Several safeguards shall be implemented to minimise the effects of construction noise and these will apply during the construction of the proposed development and associated infrastructure.

The following measures will be considered, where appropriate:

- Any compressors brought on to site should be silenced or sound reduced models
- All pneumatic tools should be fitted with silencers or mufflers;
- Delivers should be programmed to arrive during daytime hours only. Care should be taken when unloading vehicles to minimise disturbance to local residents. Delivery vehicles should be prohibited from waiting within the site with their engines running;
- All plant items should be properly maintained and operated according to the manufactures' recommendations in such a manner as to avoid causing excessive noise. All plant should be sited so that the noise impact at nearby noise-sensitive properties is minimised;
- Problems concerning noise from construction works can sometimes be avoided by taking a considerate and neighborly approach to relations with local residents. Works should not be undertaken outside the hours agreed with the local authority.

Construction works are temporary.

Noise levels shall be calculated for a worst-case situation, further mitigation measures shall be assessed for identified risks and implemented as necessary.

Construction Vibration

Vibration during construction operations is not anticipated to be perceptible. It is however recommended that construction vibration levels are subject to a watching brief with vibration measurements take as necessary.

11.4 Control of Watercourses, Groundwater

Water Management and Pollution

Precautions will be taken prior to and during construction to ensure the protection of watercourses and groundwater against pollution. The measures would be informed by the site investigation works discussed above and also by CIRIA Report 532 'Control of Water Pollution from Construction Sites' and Environment Agency Pollution Prevention Guidelines, principally PPG6 – 'Working at Construction and Demolition Sites'.

Wheel Wash

Site vehicles will have wheels washed down prior to leaving the site so as to reduce unwanted debris spreading onto the highway during major earth works.

Storage of Materials

Construction materials such as cement, oils and fuels for site plant etc have the potential to cause pollution. All fuel, oil and chemical storage must be sited on an impervious base within a secured bund of adequate storage capacity. The risk of fuel spillage is greatest during refuelling of plant. Mobile plant would be refuelled either off site or within a designated area on hard standing. All pumps, hoses etc shall be checked regularly.

11.5 Emissions

Emissions during construction will consist of light, dust, and fumes.

The site will be generally unlit at night. In poor light conditions, temporary lighting units powered by portable generators will be used where necessary to ensure safe working and/or site security.

The lighting will be positioned in such a way as to minimise glare to residents, motorists and animals.

Some machinery used on site will be powered by diesel engines. In order to control the emission of excessive exhaust fumes and smoke, contractors will ensure that all vehicles and items of plant and equipment are correctly adjusted and maintained.

Inevitably a certain amount of dust will be produced during dry weather conditions, however, every effort will be made to keep this to a minimum.

Where appropriate, water will be sprayed onto surfaces to dampen the surface and thereby reduce dust generation. Precautions will be taken to minimise the deposit of mud and dust on the roads. Any such deposits will be removed regularly.

11.6 Socio-Economic

Socio-cultural / economic impacts during construction will include:

- Effects of the development on local residents
- Effects of the development on the local economy
- Effects resulting from the integration of a new section of population albeit for a temporary period, into an existing one
- Effects of the development of existing infrastructure

Apart from direct employment, the proposed project is likely to have a number of indirect temporary benefits to the local economy.

These will mainly come through the use of local service industries and local supplies of materials.

11.7 Natural Resources

Natural resources will be sourced locally where practicable to reduce the impact of transportation. However, this may not always be possible.

Mitigation measures will be in place to minimise wastage. The objective will be to conserve natural resources where possible.

Topsoil

Topsoil and vegetated turves may need to be excavated around the site prior to or during construction. Care must be taken to ensure that the methods of excavation and reinstatement do not damage the soil, which should be returned to the same area where reinstatement is required.

Timber

Timber will be used for temporary fencing, hand railing, shuttering works and for permanent fit out work to the new building. Timber must be derived from a sustainably managed source with a written declaration from the supplier.

Stone and Hard Core

The use of stone and hard core will be used to in certain preparatory work and also to surface any temporary construction compounds and on site vehicle standing areas.

Energy Use

Energy will be used during construction for:

- Fuel for the vehicles, plant and machinery used on the site
- The transport of materials to the site;
- Electricity used for lighting and heating of offices
- Electricity for operation of plant and tools

A variety of machines will be needed during the construction phase. All plant will be serviced regularly to minimise emissions and inspected before being allowed on site.

Water Use

Water will be used in small quantities for cleaning, toilet facilities and vehicle washing, and dust suppression.

Waste Management

The proper management and handling of waste on site is essential to ensure that pollution and increased levels of contamination are minimised. A detailed and effective waste management plan shall be developed and agreed with the Contactor prior to commencement of any construction activity.

Effective management of waste on site will consist of the following measures:

- Closed skip containers
- Non dumping/littering policy on site
- Waste segregation
- Regular clean-up of the site
- Careful handling and transportation to avoid damage to raw materials.
- Efficient ordering

The list below summarises the potential types of wastes that will be generated during the construction process, and indicates the most appropriate method of disposal. Waste minimisation will be encouraged following the 'Hierarchy of Waste': Reduce, Reuse, Recycle:

- Licenced waste carriers will be used to transport waste of site.

- Waste transfer notes will be obtained for all waste leaving site.
- Indicative types of waste from a typical construction project

Hazardous Substance management:

The list below indicates examples of the types of hazardous waste that could potentially be generated during a project:

- Oils and solvents
- Oily rags, thinners, solvents, degreasers, hydraulic fluids, lube oils, used oil spill clean-up/absorbent materials and associated contaminated soil, and empty oil containers.
- Paint Primers, paints and empty cans.
- Epoxy coatings Used for coating pipe joints or repairing damaged factory applied coatings Contaminated ground
- Oil Spills
- Biocides
- Disinfectant Batteries Lead acid
- Fluorescent tubes
- Drilling muds Only if contaminated as bentonite muds are generally used
- Pigging debris
- Water/contaminated debris.

Examples of hazardous substances will include those mentioned above. The Contractor and all subcontractors will be required to submit COSHH assessments for review by an appointed member of the site management team.

COSHH assessments will be reviewed using information from the material safety data sheet (MSDS), also submitted by subcontractors.

COSHH assessments will be audited by the Project Health & Safety Officer. COSHH

Assessment must contain the following information:

1. identifying the substance
2. describing how it is used
3. detailing the number and type of employees who are exposed to the risk

4. classifying the hazard (s) likely to be encountered

5. outlining the routes of entry to the body

6. describing the steps to be taken to minimise the risk

7. identifying appropriate local exhaust ventilation, if deemed necessary

8. health surveillance requirements

9. information, instruction and training requirements

10. first aid measures

11. storage requirements

12. disposal recommendations

13. risk level assessment It will be the responsibility of the subcontractor to review and revise their COSHH assessments in the event of ill health or accident, changes in legislation, changes in work procedure, use of new plant and equipment, or other substantive reason.

A register of hazardous substances will be maintained on site by the Contractor for review by the Health & Safety Representative.

Deliveries of hazardous substances will be to suit the requirements of the programme avoiding lengthy storage periods and taking cognisance of shelf life.

Hazardous substances will be segregated and stored to prevent unplanned escape to the environment.

Cement will be stored in a lockable store, whilst liquids will be stored within a bunded facility.

All diesel tanks, whether static or mobile, will be fully bunded to retain at least 110% of the volume. Storage facilities will be sited as far as possible from operational processes and existing drains.

Inspections will be carried out on bunds and stores on a regular basis with weekly monitoring documented in 'Weekly Health & Safety and Environmental Checklist'.

Housekeeping and Use of Fuels, Oils, Paints, and Chemicals' will be implemented as part of the Contractor's environmental management system.

Hazardous waste or special waste will be segregated and disposed of in accordance with The Hazardous Waste Regulations (NI) 2005. The regulations prohibit the mixing of hazardous waste without a permit. Hazardous waste is considered mixed if it has been mixed with:

(a) a different category of hazardous waste

(b) a non-hazardous waste; or

(c) any other substance or material.

The Contractor and subcontractors must ensure that waste described as hazardous must not be mixed with different categories of hazardous waste, non-hazardous waste, or any other substance or material.

Each category of hazardous waste must be separated for disposal.

Waste is considered hazardous if it contains dangerous substances in concentrations set out in the Regulations.

12.0 COMPLAINTS PROCEEDURE

It is important that members of the public or interested parties are able to make valid complaints about the construction works. Such complaints can provide a valuable feedback mechanism to which helps to reduce potential impacts on sensitive features and will also allow the construction techniques to be refined and improved.

The CMP will contain details of the complaints handling procedure and a monitoring system will be implemented to ensure that any complaints are addressed and a satisfactory outcome achieved for all parties.

13.0 SUMMARY

This CMP is preliminary, but, it is expected that the final CMP that will be prepared by the Contractor will incorporate the items outlined above and other requirements that the Local Planning or Statutory Authorities may set during the planning process.

14.0 CLOSURE

This report had been prepared with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client.

Information reported herein is based on the interpretation of data collected which has been accepted in good faith as being accurate and valid.

Appendix A

CMP – Project Directory

217 Kingston Road, Teddington Middlesex, TW11 9JN
Project Directory

	Element	Organisation
1	**Employer**	Midco Holdings Ltd, Crescent Court, 102 Victor Road, Teddington, Middlesex, TW11 8SS.
2	**Employers Representative:**	Thomas English Partnership LLP, Crescent Court, 102 Victor Road, Teddington, Middlesex, TW11 8SS.
3	**Planning Consultant**	James Lloyd Associates Limited, Town & Country Planning Consultants, 15 Teddington Business Park, Station Road, Teddington, Middlesex, TW11 9BQ.
4	**Architect:**	Create Design Limited, Wigglesworth House, 69 Southwark Bridge Road, London SE1 9HH.
5	**Structural Engineer:**	MBOK Limited, Unit 2 Burgoyne House, Ealing Road, Brentford, TW8 0GB
5a	**Flood Risk Assessment**	Byrne Looby, Abbot House, Pilgrims Court, Sydenham Road, Guildford GU1 3RX, United Kingdom.
5b	**Hydro geotechnical Investigations**	Risk Management Ltd, Unit 8 Paddock Barn Farm, Godstone Road, Caterham, Surrey CR3 6SF.
6	**CDM Coordinator:**	Andrew Goddard Associates Ltd, Avon House, 82 Wellington Street, Thame, Oxfordshire, OX9 3BN
7	**Existing site survey**	Cad Plan Limited, Cob Tree House . Oldbury Lane . Ightham . Kent TN15 9DA.
8	**Amenity Impact (Daylight Sunlight & Overshadowing)**	Syntegra Limited, Syntegra House, Unit 63 Milford Road, Reading, Berkshire, RG1 8LG.
9	**Energy Strategy / Sustainability**	Syntegra Limited, Syntegra House, Unit 63 Milford Road, Reading, Berkshire, RG1 8LG.
10	**Sustainable Underground Drainage Strategy**	Syntegra Limited, Syntegra House, Unit 63 Milford Road, Reading, Berkshire, RG1 8LG.
11	**Party Wall Surveyor:**	Anderson Wilde & Harris. 12 Dorrington Street London EC1N 7TB
12	**Arboriculture Surveyor:**	Crown Consultants, Crown House, 1 Newton Terrace, Sowerby Bridge, Halifax, HX6 3PS.
13	**Ecology Consultant:**	The Ecology Consultancy, 33a Tempus Wharf, Bermondsey Wall West London SE16 4TQ.
14	**Heritage Consultant:**	Heritage Collective, The Office Marylebone, 12 Melcombe Place, London, NW1 6JJ.
15	**Transport / Traffic Management Consultant:**	Vectos Limited, Network Building, 97 Tottenham Court Road, London, W1T 4TP.
16	**Viability Consultant:**	ARA
17	**Building Services Engineer:**	Not appointed
18	**Contractor(s):**	
	Pre-Construction:	
	Garden Clearance	Ferrari Demolition Ltd
	Asbestos & Hazardous Waste Survey and Removal	Ferrari Demolition Ltd - not yet appointed
	Demolition	Ferrari Demolition Ltd - not yet appointed
19	**Principal Contractor - Construction**	Not yet appointed
20	**Others**	
20a	Environment Agency	
20b	London Borough of Richmond	