

# Construction Management Plan

## Guidance Notes

1. In order to ensure developments are carried out safely the London Borough of Richmond upon Thames (as the local Planning & Highways Authority) require a Construction Management Plan is submitted for the project that demonstrates how the works are to be carried out
2. Construction traffic may have a disproportionate impact on a street, the highway network and neighbours; therefore you must clearly demonstrate proposals that mitigate this impact as far as possible
3. This pro-forma document has been prepared to ensure the council's key concerns in relation to construction traffic, site and highway network management are addressed
4. A CMP once approved, becomes an enforceable planning condition and [enforcement action](#) may be taken against sites that do not adhere to the methodology approved in a CMP
5. Wording must be precise, and ambiguous phrases such as, "generally", "normally", "roughly", "anticipated", "intended", "approximate" or "likely to be" must be avoided, otherwise the CMP will be rejected. Where exact details are not known at the time of preparing the CMP, a robust worst case should be stated
6. The relevant planning condition relating to this CMP will need to be formally discharged by the Council before any licences for temporary structures on the highway & any parking suspensions granted. Further approvals will be required for any [skips](#), temporary structures on the highway, parking suspensions, road closures or Temporary Traffic Orders
7. You should be aware that developments on or adjacent to the Transport for London (TfL) [Road Network \(red routes\)](#) or other infrastructure may require additional liaison and some licences may need to be issued through [TfL](#). Confirmation of these will be required and details should be appended
8. In addition you should familiarise yourself with the requirement to use clean, safe vehicles with good levels of direct vision, safety bars and advisory signage: <https://tfl.gov.uk/info-for/deliveries-in-london/delivering-safely>
9. Please ensure you read through the CMP template and only provide information relevant to each section in a clear and concise way
10. Drawings should be at a minimum scale of 1:200, be properly drawn (CAD, not by hand) and appended to the CMP document
11. Before works commence on-site you should check to see if there are any nearby [planning applications](#) or potential conflicts with [roadworks](#) or [road closures](#)

## INTRODUCTION

1. Date of this document

5 November 2024 (updated from 16 September 2024)

2. Site / Property address

22 Chudleigh Road

3. Planning reference (if known)

24 / 1809 / HOT

4. Brief description of the work

Single storey wraparound extension

5. Contact details (name & mobile number)

Property Owner / Client:	Amanda Chandler / Faraz Nasir
Project Manager / Contractor	Edgaras Misevicius / Skills Man Ltd
Emergency Contact	07542786521
Person responsible for completing this document	Property Owners and contractor

6. Estimated Start Date and Programme Length

Estimated Start Date on site: 9 September 2024

Programme:

Approx. 18 weeks

## LOGISTICS & SITE SETUP

7. Vehicle routing (*Please provide a description of the local routing via the nearest major A roads. Please note construction vehicles are generally expected to approach a site so it is on the left hand side, to avoid excessive manoeuvring, and to exit in forward gear. (Routing drawings should be appended to the end of this document)*)

**To site:**

via A316 , B361 , Chudleigh Road

**Away from site:**

As above

8. Please list any nearby Sensitive Receptors (schools, hospitals, care homes, major shopping areas, large offices, etc.) In some circumstances, the council may require permitted hours for construction vehicles to be restricted to between **09:30 and 15:00 Mon to Fri**, to avoid cumulative impacts on the highway network during peak periods, particularly where there are nearby schools. (Section 8 below)

The Richmond upon Thames School (0.5 mile approx)

Note - Chudleigh Road is a no-through road and the school cannot be accessed via this road.

9. Working hours (*no works of any kind permitted prior to 8am or after 6pm at any time*)

Site Hours: 8AM - 6PM Mon to Fri / 8AM-1PM Sat

Construction Vehicle hours: as above

10. Please confirm you understand and agree to the following items:

a. No more than one vehicle to attend the site at any time ( <i>mandatory</i> )	<input checked="" type="radio"/> Y / <input type="radio"/> N
b. Vehicles will not be permitted to stack outside the site or on local roads & a proper call-up procedure will be used	<input checked="" type="radio"/> Y / <input type="radio"/> N
c. Construction vehicles will not block the road (where this is unavoidable, justification must be provided in Section 20)	<input checked="" type="radio"/> Y / <input type="radio"/> N
d. You will provide qualified Traffic Marshals to oversee vehicle movements on the public highway if required. (The minimum requirement is the possession of the <a href="#">Site Access Traffic Marshal qualification</a> )	<input checked="" type="radio"/> Y / <input type="radio"/> N
e. Any signage or barriers will conform to <a href="#">Chapter 8 of the Traffic Signs Regulations and General Directions 2019</a> and <a href="#">NRSWA</a> requirements	<input checked="" type="radio"/> Y / <input type="radio"/> N

11. Please describe how spoil / waste is to be removed (*vehicles must be shown on drawings*)

<p>Spoil and waste to be disposed of in skips.</p> <p>Skips will be positioned on the driveway of the property.</p>
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12. If required, how will concrete be supplied to the site

a. Standard Ready-Mix vehicles ( <i>must be included on drawings</i> )	<input checked="" type="checkbox"/>
b. Bagged material delivered and mixed on site	<input type="checkbox"/>

13. Please confirm you can maintain a clear carriageway passing width of 3.0m for other vehicles when construction vehicles are in position

Y /  N

- a. If not, then in streets where there is restricted width for large construction vehicles, you will be expected to use **Narrow-Bodied Vehicles**. These are defined as having a body width -excluding wing mirrors- of 2.0m or less (*An example would be a Mitsubishi Fuso or Nissan Cabstar style, flatbed tipper truck or LWB Transit*)

14. Please describe the measures you will use to ensure pedestrians and vulnerable highway users will be protected during the works

<p>Temporary sign either side of driveway</p> <p>A marshal, which could be the builder or owner in charge, should be at the roadside to ensure safe passage of pedestrians or motorists during deliveries of large/bulky materials or ready made concrete.</p>
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**15. Programme schedule and vehicles**

*(Please provide a breakdown per Phase of the project, of the type, dimensions (L&W) and expected weekly number of vehicles expected to attend the site. e.g. Excavation – Tipper truck – 9m x 2.5m – 5 vehicles per week; transit van - 5m x 1.9m – 10 vehicles per week, etc. )*

<b>PHASE</b>	<b>VEHICLE TYPES &amp; DIMENSIONS</b>	<b>EXPECTED NUMBER PER WEEK</b>
ALL	Transit Van x 2 (given trader permits) - 5m x 1.9m	4 / 5
Foundations	6M Concrete Mix Vehicle - 8.5m x 3m	1
ALL	Skip Lorry - 6.8m x 2.8m	1
Material / Plant deliveries	Low-loader vehicle - 2.9m x 6m	1
RSJ delivery	Crane vehicle - 2.8m x 8m	1

16. Are there any planned exceptional loads required (i.e. crane or plant deliveries using a low-loader; mobile crane lifts; piling rigs, steel beams, etc.) Provide details and vehicle dimensions. A site setup drawing will be required, as will swept path analysis drawings where necessary

Crane or plant deliveries using a low-loader - 6m x 2.9m
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17. Will a Footway closure be required? Y  N

If yes please provide a drawing showing the pedestrian diversion route and safety measures that conform to [Chapter 8 of the Traffic Signs Regulations and General Directions 2019](#) and [NRSWA](#) requirements

18. Will a Road closure be required? Y  N

If yes please provide a drawing showing the diversion route and safety measures and written/email confirmation this has been agreed with the LBRuT network management team

19. Please confirm you understand & agree to the following site protection measures  Y /  N

a.	All road gulleys to be protected & no site waste to enter public drainage systems
b.	All vehicle engines to be switched off when on stand
c.	The public highway to be kept clean at all times during the works
d.	Any damage to the public highway will be reported immediately

20. Will you require a parking suspension? If so what length and for how long? (a standard bay is 5m in length)

Yes. Two bays at 5m in length. This will be needed at ad-hoc intervals for large deliveries and concrete mixer, likely for a few hours at a time.
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21. **DRAWINGS.** These must be CAD drawn at a minimum scale of **1:200**, show the position of vehicles and show the site in the context of its surroundings, including any street trees, lighting columns, street furniture, gully positions, etc. Drawings must be attached or appended to this CMP document. (Please tick which ones are included)

a.	Site Setup, Skips, Vehicle positions etc.	<input checked="" type="checkbox"/>
b.	Concrete Vehicle positions	<input checked="" type="checkbox"/>
c.	Swept Path Analysis	<input checked="" type="checkbox"/>
d.	Abnormal Loads – low loaders, cranes, etc.	<input checked="" type="checkbox"/>
e.	Vehicle Routing	<input checked="" type="checkbox"/>

**22. ADDITIONAL DOCUMENTS** - Please attach the following and tick where necessary

<b>a.</b>	Noise, Vibration and Dust mitigation measures statement	
<b>b.</b>	Additional Licences (TfL etc.)	
<b>c.</b>	(Other)	

**23. ADDITIONAL INFORMATION** (if required above)

Tree Protection Plan

Consider things like the following:

1. The order in which work will be done
2. Entrance and exit routes for heavy vehicles
3. Limit equipment to only one route to minimize the extent of soil compaction
4. The number and types of heavy equipment that will be used – in some cases, it may be preferable to do some of the work manually if it 's near an especially valuable tree
5. Construction staging or storage areas – try to keep this away from trees
6. Install Protective Structures & Materials

Recommended tree protection could include:

1. Protective fencing
2. Wood barriers
3. Signs
4. Thick layers of mulch or straw over soil
5. Large sheets of plywood or steel laid over mulch along vehicle routes or at staging areas. When laid over a thick, cushioning layer of mulch, these rigid sheets can distribute and disperse weight over a larger area.

