

# London Borough of Tower Hamlets **Site Environmental Management Plan**





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# 1. Introduction

Developers operating within the London Borough of Tower Hamlets are expected to adhere to best practice in managing the impact of construction activity on residents and the local environment.

This is typically managed via submission of a (site specific) Site Environmental Management Plans, (SEMPs) in conjunction with the Construction Management Plan (CMP) for approval by the council <https://www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Development-control/Construction-Management-Plan.pdf>. Submission follows the granting of planning permission.

Enforcement action will be taken against developers who fail to comply with their approved SEMP. It is therefore essential for the SEMP to provide clear and comprehensive, site-specific information on all requested topics.

## When will a SEMP be required?

SEMPs will be required for all Major developments. This category covers, the following:

Residential development of 10 or more dwellings

A site of 0.5 hectares or more in area

Commercial development of 1,000 sqm or more in floorspace

Development of any site of 1 hectare or larger

The level of detail provided in each requested section of the SEMP, must be cognisant of the size and complexity of the development as well as acknowledging any proximity and likely interactions to other

separate neighbouring construction sites.

## What a SEMP should include

Unless a developer can provide clear evidence as to why a particular issue does not apply to their development, all SEMPs shall cover, as a minimum, the following topics:

- Air Quality & Dust Management
- Noise & Vibration Management
- Site Waste Management

## Hours of Working

NB: Development granted Planning Approval after the 26th April 2023 and subject to Planning Conditions will be required to adhere to the following working hours

Development with Planning Permission granted and subject to Planning Conditions issued prior to the adoption of the new Code will continue to operate under the conditions for working hours set within the Code of Construction Practice 2006 which allows for work on Saturdays (08.00 to 13.00 hrs only) without s61 Agreement.

Developments seeking amendments to Planning Approvals issued prior to 26th April 2023, may have the new Working Hours imposed if relevant to the details being amended.

**Standard Working Hours:** Where residential occupiers are likely to be affected by noise, the hours for carrying out works which can be heard at the site boundary shall normally be restricted to:

**Monday - Friday:** 08.00 - 18.00 hrs

**Saturday:** at no time

**Sunday, bank holidays and public holidays:** at no time

**High Impact Activities:** Certain works (including piling, excavation and demolition) are classed as High Impact Activities (see 8.15-18 below).

Working hours restrictions apply as follows:

**Monday to Friday:** 09.00 - 12.00 and 14.00 - 17.30 hrs

**Saturday:** at no time

**Sunday, bank holidays and public holidays:** at no time

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 Section 61 Prior Consent.

Special circumstances for consideration include:

- police traffic restrictions
- emergencies related to public safety

Construction vehicle movements shall normally be restricted to:

**Monday - Friday:** 09.30 - 16.30 hrs

**Saturday:** at no time

**Sunday, bank holidays and public holidays:** at no time

If there is a school in the vicinity of the site or on the proposed access and/or egress routes, then deliveries during term time must be restricted to:

**Monday - Friday:** 09.30 - 15.00 hrs

Vehicles may be permitted to arrive at 08.00 only if they can be accommodated on site. They must then wait with engines switched off.

**Streetworks** (utility works & road works) will also follow the above restrictions to noisy works. However, under exceptional circumstances extended hours can be granted to:

- Reduce impact on sensitive road network
- Reduce duration of major road works
- Facilitate work activity to lessen congestion

Exceptional circumstance extended hours are as follows:

**Monday - Friday:** 8.00 - 23.00 hrs

**Saturday:** 8.00 - 17.00 hrs

**Sunday:** 10.00 - 16.00 hrs

Contact: [Streetworks@towerhamlets.gov.uk](mailto:Streetworks@towerhamlets.gov.uk) for making arrangements for works affecting the road network.

- Visit **London Works** at Transport for London for information about pending agreed public roadworks.
- Visit **Road Notices Listings** for details of road notices (including maps) around the borough

- Arrangements for monitoring: The SEMP should set out specific proposals as to how the developer intends to monitor compliance with the measures that it contains, and to document this. In the event of a complaint the Council may ask to be provided with this documentation.

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## 2. Site Contact Details

1. Please provide the full postal address of the site and the planning reference relating to the construction works.

Site address:

Planning reference number  
to which the CMP applies:

2. Please provide contact details for the person responsible for submitting the CEMP.

Name:

Organisation (if applicable):

Address:

Email:

3. Please provide the full contact details of the site project manager responsible for the day-to-day management of the works and responding to any complaints that may arise from local residents and businesses.

Name:

Organisation (if applicable):

Address:

Email:

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4. Please provide full contact details including the address where the main contractor accepts receipt of legal documents for the person responsible for the implementation of the CEMP.

Name:

Organisation (if applicable):

Address:

Email:

5. If this is a revision to the original CEMP, please state which phase of the development it relates to.

Name:

Organisation (if applicable):

Address:

Email:

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# 3. Air Quality & Dust Management

1. The Air Quality & Dust Management Plan (AQDMP) shall be in accordance with The Control of Dust and Emissions during Construction and Demolition SPG 2014 (Mayor of London) and shall be submitted to, and approved by, the Tower Hamlets Air Pollution Team prior to any works commencing on site.

If the development is taking place within the Isle of Dogs, E14 then the 'Isle of Dogs Neighbourhood Plan 2021' will also need to be considered. A copy of the Isle of Dogs Neighbourhood Plan 2021 can be found at [https://www.towerhamlets.gov.uk/lgnl/planning\\_and\\_building\\_control/planning\\_policy\\_guidance/neighbourhood\\_planning/Isle\\_of\\_Dogs.aspx](https://www.towerhamlets.gov.uk/lgnl/planning_and_building_control/planning_policy_guidance/neighbourhood_planning/Isle_of_Dogs.aspx)

Chapter 5 – 'Management & Communication Policy CC3 – Control of dust and emissions during construction and demolition' requires developers to provide details of how they will achieve compliance with the GLA's Dust and Emissions SPG. [https://www.london.gov.uk/sites/default/files/gla\\_migrate\\_files\\_destination/Dust%20and%20Emissions%20SPG%208%20July%202014\\_0.pdf](https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf)

Further details can be obtained by contacting the Air Pollution Team Environmental. [Protection@towerhamlets.gov.uk](mailto:Protection@towerhamlets.gov.uk)

2. Please provide specific details on how air pollution and dust nuisance arising from dusty activities on site will be prevented. This should be relevant and proportionate to activities due to take place, with focus on both preventative and reactive mitigation measures.

3. Please provide details describing how any significant amounts of dirt or dust that may be spread onto the public highway will be prevented and/or cleaned.



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4. Please provide details describing arrangements for monitoring of dust levels, including instrumentation, locations of monitors and trigger levels where appropriate.

5. Please confirm that an Air Quality Assessment and/or Dust Risk Assessment has been undertaken at planning application stage in line with the GLA policy 'The Control of Dust and Emissions During Demolition and Construction 2014 (SPG)' and that the summary dust impact risk level (without mitigation) has been identified. The risk assessment must take account of proximity to all human receptors and sensitive receptors (e.g. schools, care homes etc.), as detailed in the SPG. Please attach the risk assessment and mitigation checklist as an appendix.

6. Please confirm that all of the GLA's 'highly recommended' measures from the SPG document relative to the level of dust impact risk addressed by completing the GLA mitigation measures checklist. (See Appendix 7 of the SPG document.) **[https://www.london.gov.uk/sites/default/files/gla\\_migrate\\_files\\_destination/Dust%20and%20Emissions%20SPG%208%20July%202014\\_0.pdf](https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf)**

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7. Please confirm the number of real-time dust monitors to be used on-site.

Note: real-time dust (PM10) monitoring with MCERTS 'Indicative' monitoring equipment will be required for all sites with a high OR medium dust impact risk level. If the site is a 'high impact' site, 4 real time dust monitors will be required. If the site is a 'medium impact' site', 2 real time dust monitors will be required.

The dust monitoring must be in accordance with the SPG and IAQM guidance, and the proposed dust monitoring regime (including number of monitors, locations, equipment specification, and trigger levels) must be submitted to the Council for approval. Dust monitoring is required for the entire duration of the development and must be in place and operational at least three months prior to the commencement of works on-site. Monthly dust monitoring reports must be provided to the Council detailing activities during each monthly period, dust mitigation measures in place, monitoring data coverage, graphs of measured dust (PM10) concentrations, any exceedances of the trigger levels, and explanation of the causes of any and all exceedances in addition to additional mitigation measures implemented to rectify these.

The monthly dust monitoring reports must also be made readily available and accessible online to members of the public soon after publication. Information on how to access the monthly dust monitoring reports should be advertised to the local community (e.g. presented on the site boundaries in full public view).

Inadequate dust monitoring or reporting, or failure to limit trigger level exceedances, will be indicative of poor air quality and dust management and will lead to enforcement action.

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8. Please confirm when an asbestos survey was carried out at the site and include the key findings.

9. Provision of wheel washing facilities should be considered if necessary. If so, please provide details of how this will be managed and any run-off controlled. Please note that wheel washing should only be used where strictly necessary, and that a clean, stable surface for loading should be used where possible.

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# 4. Noise & Vibration Management

1. Please list all noisy operations and the construction methods used, and provide details of the times that each of these are due to be carried out.

2. Please confirm when the most recent noise survey was carried out (before any works were carried out) and provide a copy. If a noise survey has not yet taken place please indicate the date (before any works are being carried out) that the noise survey will be undertaken, and agree to provide a copy of results. If plan is attached, use the following space to reference the location in the Appendices.

3. Please provide predictions for noise and vibration levels throughout the proposed works.

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4. Please provide details describing mitigation measures to be incorporated during the demolition and construction works to prevent noise and vibration disturbances from the activities on the site, including the actions to be taken in cases where these exceed the predicted levels.

5. Please provide details describing arrangements for monitoring of noise and vibration, including instrumentation, locations of monitors and trigger levels where appropriate.

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# 5. Site Waste Management

1. The appointed contractor(s) shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the LPA on request.

The appointed contractor(s) shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and beyond its boundary.

Please provide details of measures for waste management at the development site and mitigation measures to protect local amenity.

2. As part of the Site Waste Management Plan (SWMP), the contractor will segregate waste to be reduced, re-used and recycled where possible. If subject to relevant planning condition, the contractor will prepare and implement a (SWMP). Please confirm whether a SWMP is required for this site.

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3. Tower Hamlets Local Plan 2031 Policy S.MW1 Managing our waste: For Part 8 of the policy, developers should submit a plan for on-site waste to demonstrate how much construction, demolition and excavation waste will be reused and recycled, taking account of the London Plan target of 95%. The sustainable transportation of waste (by water and rail) will be assessed as part of Policy D.MW2, see Part 1(f). Please confirm that a plan has been submitted.

4. Please provide details of any hazardous or dangerous materials identified at or likely to be encountered at the development site (e.g. asbestos, contaminated soil) and arrangements for its identification, removal and safe, licensed disposal. Note: Imperative that any mitigation is undertaken in line with associated contaminated land conditioning and timescales.

5. Please provide details regarding any planned off-site prefabrication, where practical, including the use of prefabricated structural elements, cladding units, mechanical and electrical risers and packaged plant rooms

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6. Materials requiring removal from the site will be transported using licensed carriers and records will be kept detailing the types and quantities of waste moved, and the destinations of this waste, in accordance with the relevant regulations. Please provide details of licensed carriers that will be used during the duration of construction.



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# 6. Agreement

The agreed contents of this Site Environmental Management Plan must be complied with unless otherwise agreed in writing by the Council. This may require the SEMP to be revised by the Developer and reapproved by the Council. The project manager shall work with the Council to review this SEMP if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council in writing and complied with thereafter.

It should be noted that any agreed SEMP does not prejudice further agreements that may be required such as road closures or hoarding licence

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Position: \_\_\_\_\_

Organisation: \_\_\_\_\_

Please submit to: **Planning@towerhamlets.gov.uk**