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# Construction Environment Management Plan

In fulfilment of Condition 6 of Planning Decision P2025/0538  
Revision 1 21.08.2026

Prepared for:  
**Mr C Morgan**

**June 2026**

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The  
**1908**  
Group



## Construction Environment Management Plan

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## 1. Introduction

- 1.1 This document sets out the Construction Environment Management Plan (CEMP) associated with the erection of a stable building, concrete yard, muck store and hay bale stacking area and menage on land at Cwmtawe Ganol Farm, A4067 from Ynysmeudwy to Godre'r Graig, Godre'r Graig, Neath Port Talbot, SA9 2NY.
- 1.2 The Planning Decision, under planning application reference number P2025/0538 was approved with conditions on May 1<sup>st</sup> 2026.
- 1.3 Condition 6 of the Decision Notice requires a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA) prior to work commencing on the site.
- 1.4 Condition 6 states:  
*No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be made with reference to the requirements of British Standard BS5228-1:2009 - Code of practice for noise and vibration control on construction and open sites. The CEMP should include the following information: -*
- *Construction methods: details of the extent and phasing of development; details of construction materials or techniques to be used; details for the storage and management of plant and materials used in constructing the development;*
  - *General Site Management: details of the construction programme including timetable; details of site clearance; details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing; details of complaint investigation procedures;*
  - *Control of Nuisances: Identification of the significant construction and demolition noise & vibration sources; details of physical and operational management controls necessary to mitigate noise & vibration emissions; details of dust & odour control measures and measures to control light spill;*
  - *Traffic Management: details of site deliveries; details for the loading and unloading of plant and materials; details of wheel wash facilities; details for the parking of vehicles of site operatives and visitors;*
  - *Hours of working on site, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties;*
  - *Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.*
- The CEMP shall be implemented as approved throughout the site preparation and construction phases of the development.*
- 1.5 The purpose of a CEMP is to outline how a construction project will avoid, minimise or mitigate effects on the environment and surrounding area.

- 1.6 The level of detail provided in this CEMP is considered to be proportionate to the scale of the development, to the level of risk presented by the development and to the site context and surroundings.

## 2. Site Description

- 2.1 The site lies to the west of the A4067, approximately 520m northeast of Godr'r Graig and 3.8km southwest of Ystradgynlais. The site is part of a wider parcel of land straddling both sides of the classified road and totalling 16.21 hectares, see Figure 1 below.

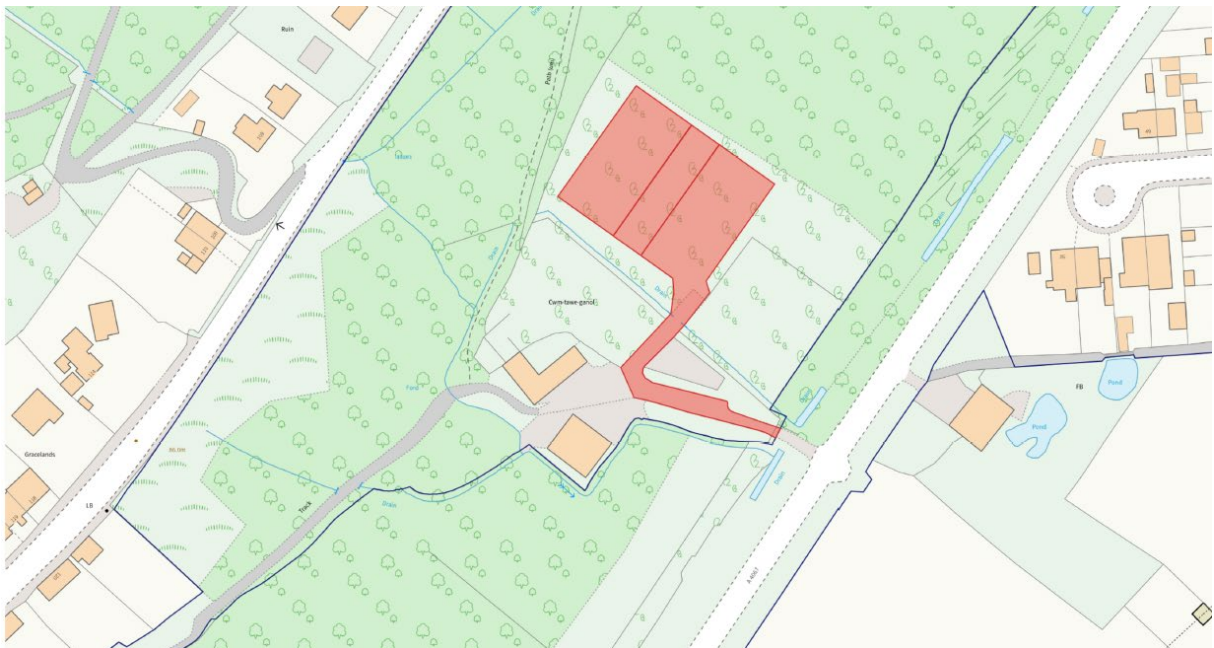


Figure 1, Location Plan (Rural Advisor, 2025)

- 2.2 The parcel of land to the west, totalling 3.52 hectares, comprising the development site contains within its wider area a large L shaped stone barn, the remains of a stone farmhouse to the rear of the barn and a steel framed agricultural building.
- 2.3 This is used for accommodating and grazing horses for the Stud Farm and is the location for clients when coming to view the horses for selective breeding.
- 2.4 The site benefits from temporary planning permission for the siting of a static caravan in association with the stud farm activities and horse welfare and foaling taking place on the land (Planning Reference P2025/0266).

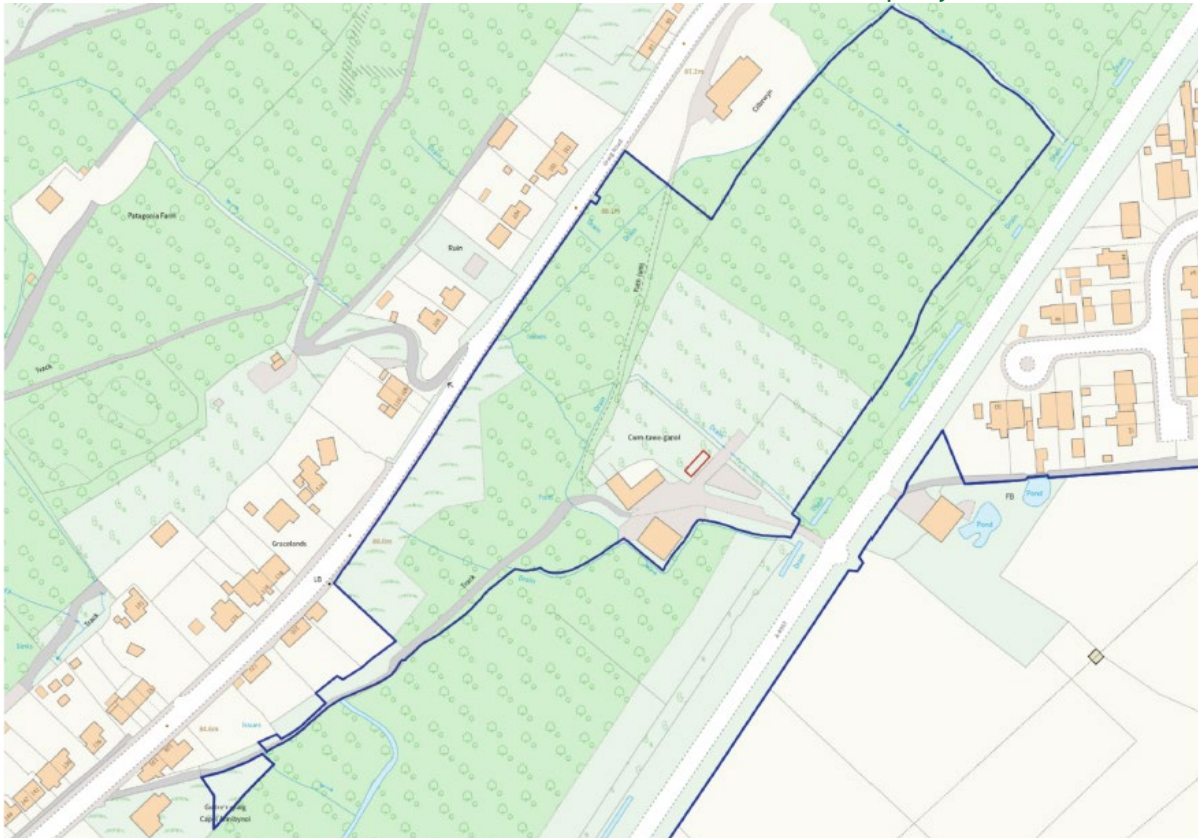


*Figure 2, Plan showing siting of temporary caravan (Rural Advisor, 2025)*

- 2.3 The site is accessed directly from the classified road via a gated entrance set back from the roadside. Figure 3 below provides a photo of the access to the site. A tarmacadam track leads from the access to the farmyard area which lies approximately 45m west of the access gate.



Figure 3, Photo of access taken from the highway looking into the site (Hazel Nash, 2024)

- 2.4 Graig Road lies approximately 98m west of the proposal site. A long strip of houses site to the west side of the road. Between the proposal site and the dwelling is a dense wooded area. It is also worth noting that the land level changes significantly from the proposal site to Graig Road. The plan below shows the contours in and around the site, illustrating the gradient of the land.

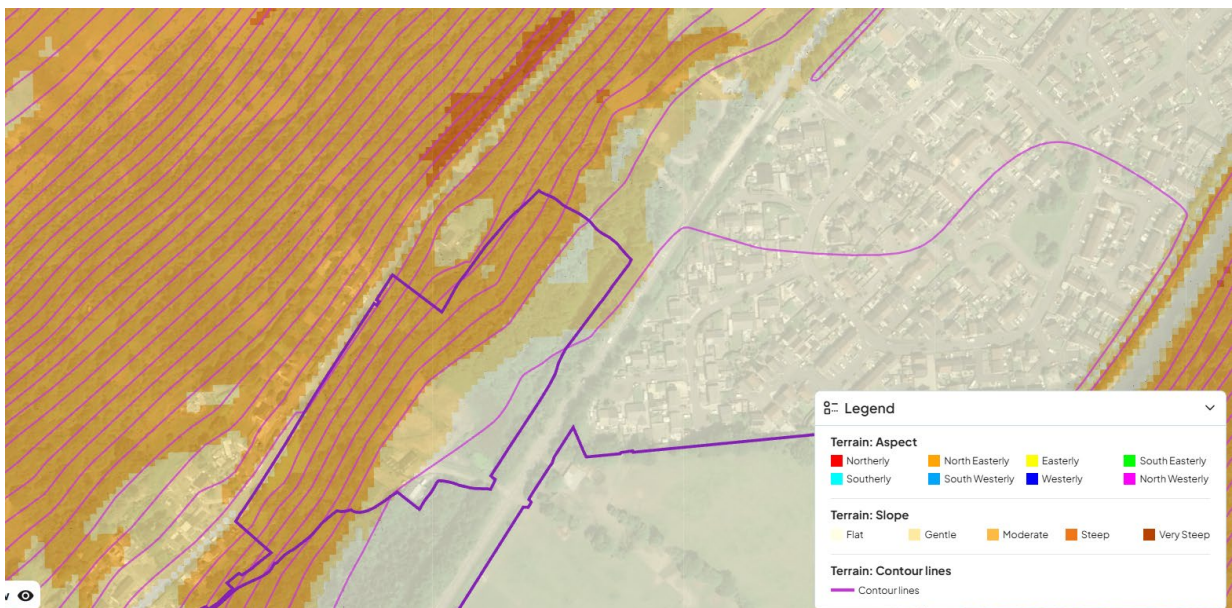


Figure 4, Aerial image showing development site, surrounding woodland and most proximate dwellings (Searchland, June 2026)

- 2.5 The land to the west of the proposal site rises by 30m over 70m at a gradient of between 21° and 28° providing a natural noise buffer and visual screening for the development site.
- 2.6 In addition, the most proximate dwelling, Cilbrwyn, is located approximately 95m north of the site and is similarly physically separated from the development site by virtue of the topography and dense woodland which surrounds the site, as shown in the aerial image provided in Figure 5 below.



 Location of dwelling, Cilbrwyn

*Figure 5, Aerial image showing development site, surrounding woodland and most proximate dwellings (Searchland, June 2026)*

### 3. The Development

- 3.1 The development to which this CEMP relates is for:
- the erection of a stable building measuring 40m x 20m;
  - the installation of a menage/sand school measuring 40m x 20m; and
  - a manure store and round bale stacking area
- 3.2 Figure 6 below reproduces the plan provided by the Applicant's previous Agent, Rural Advisor, in the Green Infrastructure Statement submitted as a supporting document within the original planning submission.



Figure 6, Block Plan of the development (Rural Advisor, 2025)

- 3.3 The location of the proposed development is within close proximity to the existing buildings on Site, as described above, and surrounded by woods to the north and east. The grazing field to the south of the development site is classified as Grade 4 (poor quality agricultural land) according to the Agricultural Land Classification (Wales).
- 3.4 The site of application generally consists of rushes, considered to be of low economical value due to the lack of the range of plant species available. The site is currently used for grazing horses.
- 3.5 There will be no loss of trees or hedgerows, and existing trees and hedges will not be affected as a result of the development, as described in the original planning application, see specifically the submitted Tree Report and Green Infrastructure Plan. The proposal will not impact on the existing buildings and will stand alone.

## 4. Site Management

### 4.1 Construction Methods & Phasing

- 4.1.1 The order of management of the development is provided in terms of phasing in the below table.



| <b>Phasing of Development</b>                             |                                                                                                                                         |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Set Up</b>                                        |                                                                                                                                         |
| Week 1                                                    | Fencing off, signage                                                                                                                    |
|                                                           | Delivery of machinery and equipment                                                                                                     |
|                                                           | Marking out & designation for storage of material, machinery and waste                                                                  |
| <b>Site Clearance, Earthworks and Drainage</b>            |                                                                                                                                         |
| Week 2                                                    | Clear vegetation and strip topsoil from all construction areas                                                                          |
|                                                           | Excavate stable foundation trenches, yard area and menage area                                                                          |
|                                                           | Excavate for attenuation pond                                                                                                           |
|                                                           | Import MOT Type 1 for stable and yard sub-bases                                                                                         |
| <b>Foundations and Slab</b>                               |                                                                                                                                         |
| Week 3-5                                                  | Lay hardcore sub-base and compact                                                                                                       |
|                                                           | Install drainage channels around stable perimeter, yard area and through area of menage (installing perforated pipes under menage area) |
|                                                           | Pipes laid on geotextile membrane and drainage stone for menage                                                                         |
|                                                           | Pour concrete strip foundations & internal slab for stables                                                                             |
| <b>Construction of Stable Building</b>                    |                                                                                                                                         |
| Week 7-9                                                  | Erect blockwork walls & structural frame                                                                                                |
|                                                           | Install vertical cladding                                                                                                               |
|                                                           | Install roof trusses and fibre cement roof sheeting & bat boxes                                                                         |
|                                                           | First fix water supply & electrics                                                                                                      |
| <b>Concrete Yard and Separate Store Areas</b>             |                                                                                                                                         |
| Week 10                                                   | Set shuttering for concrete pour                                                                                                        |
|                                                           | Install internal fittings for 8 stables (galvanized gates etc)                                                                          |
|                                                           | Second fix electrics                                                                                                                    |
|                                                           | Complete water supply for each stable                                                                                                   |
| <b>Concrete Yard Pour &amp; Finishing</b>                 |                                                                                                                                         |
| Week 10-12                                                | Pour concrete slab (125–150 mm)                                                                                                         |
|                                                           | 5–7 day curing period                                                                                                                   |
|                                                           | Remove shuttering                                                                                                                       |
|                                                           | Brush finish for slip resistance                                                                                                        |
|                                                           | Remove shuttering                                                                                                                       |
|                                                           | 5–7 day curing period                                                                                                                   |
|                                                           | Remove shuttering                                                                                                                       |
| <b>Install Menage Surface &amp; Post and Rail Fencing</b> |                                                                                                                                         |
| Week 13-14                                                | Lay second membrane over pea gravel drainage layer                                                                                      |
|                                                           | Lay equestrian grade silica sand                                                                                                        |
|                                                           | Lay recycled rubber chippings                                                                                                           |
|                                                           | Install post and rail fencing around the perimeter                                                                                      |
| <b>Landscaping, Seeding and Planting</b>                  |                                                                                                                                         |
| Week 14                                                   | Remove remaining machinery and any remaining waste (site clean)                                                                         |
|                                                           | Reseeding over areas used for storage as necessary                                                                                      |
|                                                           | Planting around pond in accordance with the landscaping plan                                                                            |
| <b>Final Inspection and Completion</b>                    |                                                                                                                                         |
| Week 15                                                   | Check over, resolve snag list                                                                                                           |

Table 1, Phasing of Development

- 4.1.2 The stable building will measure 20m x 40m with openings to the southeast and southwest. The building itself is a dual pitch steel portal frame. The walls will be constructed of x1 concrete panel with timber Yorkshire boarding above. The roof will be constructed of fibre cement sheets with skylights, and UPVC rainwater goods.
- 4.1.3 The internal layout of the building will include 8 pens split by concrete slabs and galvanised gates. The internal pens will measure 8m x 8m with one large pen to the north gable end measuring 20m x 8m. There will also be a 4m wide walk path in the centre providing access to each pen. Figure 7(a) and 7(b) below reproduces the approved plans for the stable building.

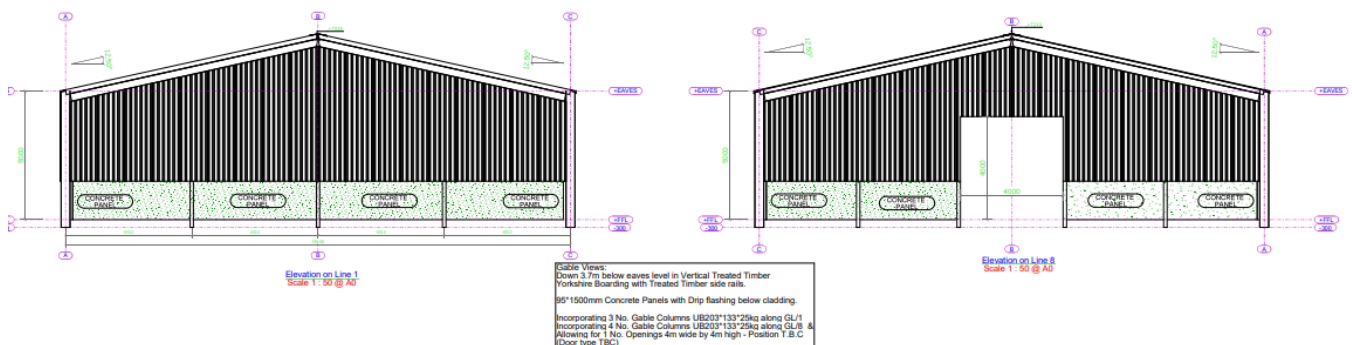


Figure 7(a), Approved gable ends to stable building

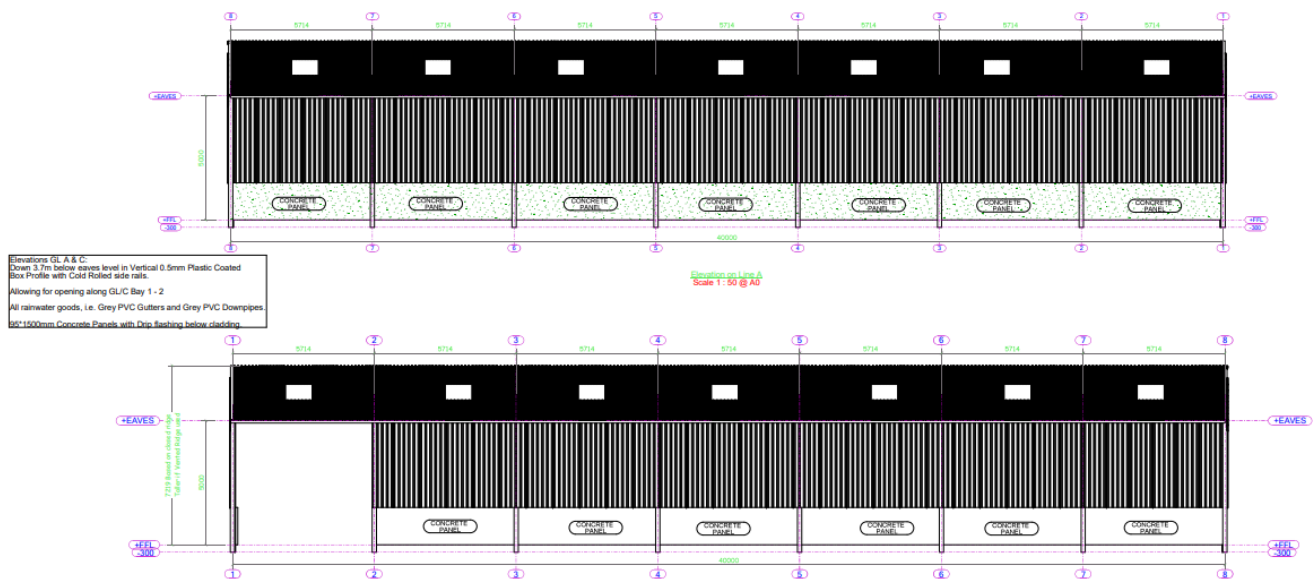


Figure 7(b), Approved elevations to stable building

- 4.1.4 A concrete yard will adjoin the stable building to the east. This will measure 10m x 40m and will be subdivided at the northern end to create a muck store and separate hay bale storage area.
- 4.1.5 The approved menage, also measuring 20m x 40m, will be sited to the south east of the concrete yard area. This will include drainage within its profile, using perforated drainage pipes laid under drainage membrane and drainage stone. The surface of the arena will be finished with 50mm of recycled rubber chippings over 100mm of silica sand, as shown in Figure 8 below.

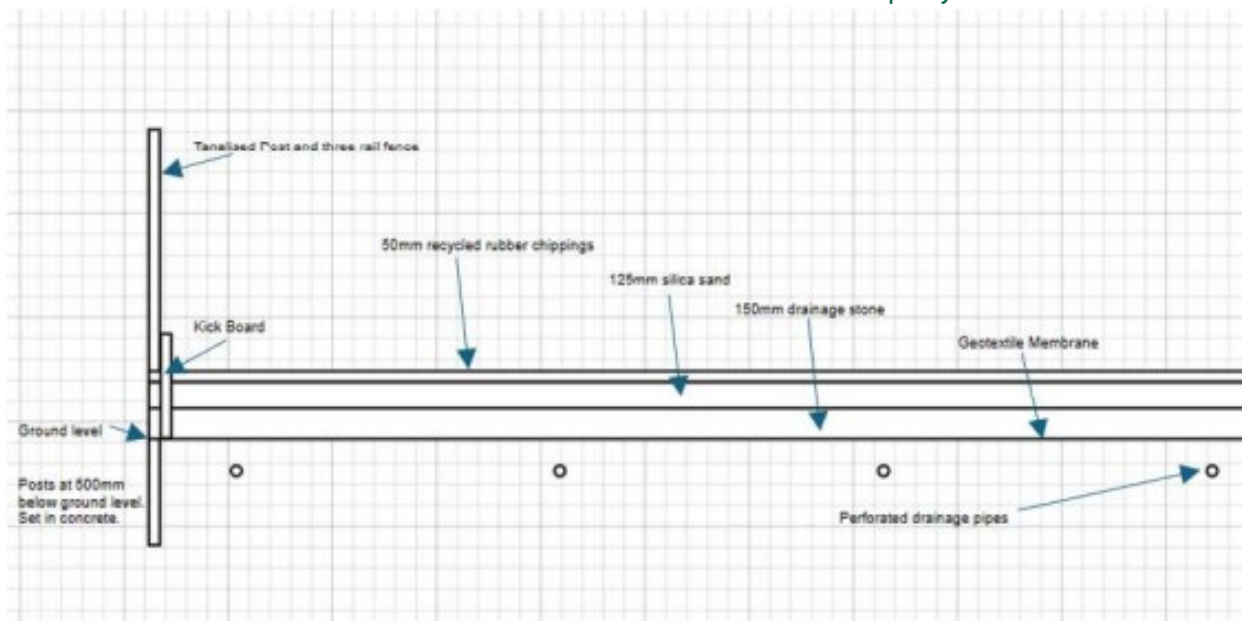


Figure 8, Profile of menage

## 4.2 General Operational Management of Site

### *Operating Hours*

- 4.2.1 The working hours for the development site including site clearance and construction activity as well as deliveries of materials, plant and equipment to the development site will only take place between the following hours:

08:00 to 18:00 on Monday to Friday

08:00 to 13:00 on Saturdays

No working on Sundays or Public Holidays

No piling operations should commence prior to 09:00hrs

- 4.2.2 HGV movements shall not be permitted outside these hours during the construction phase without prior written consent from the LPA. Deliveries will be timetabled to be outside of peak flows of traffic, for the safety of all road users to avoid unnecessary congestion or vehicular obstacles on the highway.

- 4.2.3 Installation of equipment on site shall not be permitted outside these hours without prior written consent from the LPA.

- 4.2.4 These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the LPA. It is understood that these hours may be amended by the LPA where local circumstances demand as necessary.

*Site personnel*

- 4.2.5 Euros Llyr Morgan, Company Director of Carlam Ltd. will be responsible for management of the site. They can be contacted at Canolfan Yr Egin, Heol Y Coleg, Caerfyrddin, SA31 3EQ and via phone number 07712282556
- 4.2.6 The Principal Contractor for the work is yet to be determined. Once appointed they will have overall control over the construction works and will be responsible for coordinating the health and safety aspects at the site as well as the coordination of works and site layout (including for storage zoning, good housekeeping and complaints procedure. They will also liaise with building control through the construction process in order to ensure that the stables comply with building regulations and achieves approval at completion.
- 4.2.7 Where non-compliance is identified the responsible person, Euros Llyr Morgan, shall ensure corrective action is taken.
- 4.2.8 The site is naturally well contained and screened from view, nevertheless security hoarding will be used to secure the site. Signage will also be mounted where it is considered to be most visible to any person entering the unit.
- 4.2.9 The temporary caravan, discussed above, will be used as the welfare facilities for the duration of the works on the site.
- 4.2.10 Parking for site personnel will be provided by the existing parking area to the east of the "L" shaped stone barn.
- 4.2.11 There is provision for a manoeuvring area on site for larger vehicles unloading or loading. These vehicles will be able to enter and leave the site in a forward gear.

4.3 Noise and Vibration

- 4.3.1 This CEMP uses as its basis the guidance and requirements contained in the BSI Code of Practice for noise and vibration control on construction and open sites Part 1: Noise (BSI 5228-1: 2009+A1:2014).
- 4.3.2 Noise and vibration is likely to be caused by:
- temporary increased noise generated from vegetation and ground clearance and ground levelling;
  - temporary increased noise and vibration levels generated by the use of construction plant and machinery.
- 4.3.2 It is recognised that noise, vibration and dust could give rise to local disturbance. These effects are an inevitable consequence of construction works, HGV traffic, ground excavations and other construction activities. Site-specific best practice measures will be implemented to minimise the disturbance to local residents, the most proximate of which is Cilbrwyn.



4.3.3 Approaches which will be taken to minimise noise during construction include:

|   | <b>Measure</b>                                                                                                                                                                                                                                                                                                |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification                                                                                                                                                |
| 2 | All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available AND/OR in compliance with health & safety requirements)                                                                                                        |
| 3 | All plant and machinery in intermittent use shall be shut down in the intervening periods between works.                                                                                                                                                                                                      |
| 4 | Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.                                                                                                                                                                       |
| 5 | Static plant and machinery shall be sited on site as far away as possible from inhabited buildings or other noise sensitive locations.                                                                                                                                                                        |
| 6 | All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers. |
| 7 | Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.                                                                                                                                                                                |
| 8 | The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.                                                                                                                                                               |
| 9 | No stereos or similar amplified devices shall be audible beyond the site boundary.                                                                                                                                                                                                                            |

Table 2, Noise Minimisation Methods

4.4 Air Quality and Dust

- 4.4.1 The risk of dust arising in sufficient quantities or at a magnitude likely to cause annoyance and/or ecological impacts is determined on the basis of (i) scale and nature of works; and (ii) the sensitivity of the area to dust impacts.
- 4.4.3 The scale of the works is small with no demolition taking place and with the construction material generally having low potential for dust release (e.g fibre cement panels, timber cladding).
- 4.4.4 The sub-base grading and material mixing for the concrete yard has a dust implication, the severity of this is limited by the area of the intended yard, the weather conditions during handling and mixing activities and the importation and delivery of dry cement to site.
- 4.4.5 The silica sand used for the menage (which is the footing material) will be equestrian grade silica. As such this material is washed prior to coming onto site as it is washed to remove dust-causing clay. Similarly, the recycled rubber chippings, which are layered on top of the silica sand a dust reducing material which do not decompose, thereby preventing powdery fibres which many wood-based fibre menages are prone to. Figure 7 below provides an illustration of the composition of the menage.

4.4.6 Reduction of dust created on site will be approached in the following ways:

- All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised;
- Any equipment used to cut cement blocks etc. shall be operated with a water suppression attachment or a dust filter;
- Engines of plant, machinery, and lorries shall be turned off at all times when not in use;
- Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties;
- Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible;
- Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary;
- Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape;
- All vehicles carrying dusty materials shall be securely covered.

4.4.7 All Non-Road Mobile Machinery used on site will be compliant with the Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 2018 (SI 2018/764). Where requested by a relevant officer, documentation shall be provided evidencing manufacturers emission limits or that equipment has been appropriately retrofitted in accordance with the regulations.

4.5 Mud

4.5.1 Mud will be managed on site to prevent it escaping onto the public highway including both roads and footpaths.

4.5.2 This will be achieved through ensuring that vehicle movements are restrained to hard surfaces where possible. The access to the site is from the classified A road and the site access and drive has a tarmacadam surface.

4.5.3 Where considered necessary by the Site Operator, a drive over rumble grid to ensure that vehicles leaving the site during construction have debris free wheels will be utilised. Additionally, a mobile power wash for the wheels can also be brought onto site.

4.6 Artificial lighting

4.6.1 Flood lighting, security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties.

4.6.2 These will be restricted to provide the luminance necessary for the relevant task(s).

4.6.3 Any lighting scheme considered necessary shall be compliant with the Institution of Lighting Professionals Guidance Note 01/21 "The Reduction of Obtrusive Light".

#### 4.7 Waste Management

4.7.1 Waste management at the site will implement the waste management hierarchy whereby minimisation of waste arising is the priority, followed by re-use, recycling and recovery, before lastly, disposal.

4.7.2 As part of the site waste management strategy, a daily walkover will be conducted by the responsible person - Euros Llyr Morgan – to monitor the waste containment and ensure that the waster is appropriately separated, sorted and stored

4.7.3 Burning of materials on site will be strictly prohibited.

4.7.4 There is no demolition of buildings involved in this development. Site clearance which will involve clearance and topsoil scraping will be reused on the site as part of the ground levelling. Vegetation will be mulched on-site for landscaping with any volume incapable of being absorbed on site, taken away to a local licensed green waste facility.

4.7.5 An appropriate and licensed operator will be engaged, where relevant, to ensure that waste is removed from site in accordance with legislative duties and requirements, including ensuring that waste is moved by licensed waste carriers and that waste transfer notes/disposal documentation are provided and in place for the duration of the works and for the inspection by the LPA on request.

4.7.6 Waste materials stored on site will be stored securely to prevent tampering, contamination, combustion and getting wet. Storage will also prevent unsightly dispersal of materials around the site and beyond the boundary.

4.7.7 Separation of waste materials will be undertaken on site and stored separately. 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.

4.7.8 An area southeast of the proposal site will be used for the storage of separated waste materials details and locations of any planned storage areas for materials (e.g. topsoil, demolition waste, contaminated ground) or construction materials, and how these will be managed.



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