

WILLIS CONSTRUCTION LTD

CONSTRUCTION ENVIRONMENTAL
MANAGEMENT PLAN

Neath Abbey Car Park

Land west of Monastery Road, Neath, SA10 7DH

Document information	Details
Planning application	P2024/0668
SAB application	S2025.0054
Client	Neath Port Talbot County Borough Council
Principal Contractor	Willis Construction Limited
Document status	Submission
Issue	P01
Date	30 July 2026

Document control

Revision	Date	Status / amendment	Prepared by	Approved by
P01	30/07/2026	Site-specific CEMP for Submission	M J Fortt	N Wood

Distribution

Organisation	Role	Issue method
Neath Port Talbot CBC	Client / Local Planning Authority / SAB	Electronic
Hiraeth Architecture	Principal Designer / Contract Administrator	Electronic
PHG Consulting Engineers	Civil and structural engineer	Electronic
Willis Construction Limited	Principal Contractor	Site-controlled copy
Dyfed Archaeological Services	Archaeological monitoring	Relevant controlled extract
Project arboriculturist / ecologist	Environmental supervision	Relevant controlled extract

Responsible-person approval

This CEMP must be signed by the person with overall authority to implement it before it is submitted to the Local Planning Authority and before any development or site clearance begins.

CEMP approval	Details
Responsible person	Jamie Morgans – WILLIS CONSTRUCTION
Position	Site Manager
24-hour emergency number	07967 739989
Signature	J Morgans
Date	30 th July 2026

Contents

Ref.	Section	Ref.	Section
1	Introduction	12	Water and pollution prevention
2	Project particulars and context	13	Noise and vibration
3	Planning and SAB compliance	14	Air quality and dust
4	Organisation and responsibilities	15	Temporary lighting
5	Programme, phasing and methods	16	Ground conditions and contamination
6	Pre-commencement hold points	17	Archaeology, trees and ecology
7	Site clearance and enabling works	18	Waste, resources and housekeeping
8	Site establishment, hoarding and storage	19	Emergency response and incidents
9	Public interface and site management	20	Monitoring, records and review
10	Construction traffic management	21	Completion and handover
11	Construction drainage, SuDS and flood control	22	Reference documents and guidance
A	Completion checklist	C	Environmental incident record
B	Daily environmental inspection	D	Approved development layout reference

1 Introduction

1.1 Purpose and status

This Construction Environmental Management Plan (CEMP) defines the mandatory environmental, nuisance, drainage, traffic and public-protection controls for the construction of Neath Abbey Car Park. It has been prepared to support discharge of Condition 4 of full planning permission P2024/0668 and Condition 13 of SAB approval S2025.0054.

The CEMP applies to mobilisation, site clearance, vegetation and tree work, earthworks, service diversions, drainage and SuDS construction, surfacing, highway interfaces, landscaping, commissioning, demobilisation and defects work. It is a controlled living document: amendments require review by Willis Construction and, where they affect an approved requirement, written acceptance by the relevant approving authority before implementation.

No-start requirement: No development, including site clearance or site establishment that constitutes development, may commence until the Local Planning Authority has approved the CEMP in writing. The other pre-commencement hold points in section 6 must also be closed.

1.2 Environmental objectives

- Zero pollution incidents and no uncontrolled discharge to the Tennant Canal, River Clydach, highway drainage or public sewer.
- No unauthorised damage to the Scheduled Monument, archaeological deposits, retained trees, root-protection areas, habitats, watercourses, public highway or adjoining land.
- Compliance with the approved planning, SAB, drainage, arboricultural and archaeological requirements.
- Application of Best Practicable Means to minimise noise, vibration, dust, lighting and traffic nuisance.
- Safe access to Neath Abbey and neighbouring commercial premises throughout the works.
- Waste prevention, lawful segregation, transfer and disposal, with complete records.
- Prompt investigation, correction and reporting of environmental incidents, complaints and non-conformances.

1.3 Reference hierarchy

Where documents conflict, the latest written statutory approval and its approved documents take precedence. The approved SAB package dated May 2026, including the P3 Drainage Management and Maintenance Strategy, supersedes earlier preliminary drainage assumptions. No design change may be implemented without the required written approval.

2 Project particulars and context

2.1 Project summary

Item	Project-specific information
Project	Neath Abbey Car Park
Site	Land west of Monastery Road, Neath, SA10 7DH
Planning proposal	25 car parking spaces, one coach parking bay, associated landscaping and biodiversity enhancements
Planning permission	P2024/0668, decision dated 21 January 2025
SAB approval	S2025.0054, approval dated 20 May 2026
Employer / Client	Neath Port Talbot County Borough Council
Principal Contractor	Willis Construction Limited
Contract	JCT Intermediate Building Contract 2024
Working hours	Monday–Friday, 08:00–16:30
Delivery hours	Proposed Monday–Friday, 09:00–14:30
Start / duration	16 weeks (Subject to weather)

2.2 Scope of works

- Pre-commencement surveys, protection measures, environmental set-up and traffic controls.
- Approved vegetation clearance, tree work and removal of arisings.
- Earthworks and formation of the parking, access, coach and landscaping areas.
- Protection, diversion or alteration of existing utilities and services.
- Construction of foul and surface-water drainage and approved SuDS components.
- Construction of hoggin access and parking areas and Truckpave coach parking.
- Highway/interface works and associated signs, bollards and access controls.
- Landscaping, planting, biodiversity enhancements, testing, cleaning and handover.

No structural demolition is identified. References to demolition waste in the planning condition are addressed through the site-clearance, excavation and waste-vehicle controls in this CEMP.

2.3 Sensitive setting and receptors

- Neath Abbey Scheduled Monument (GM006) immediately east of Monastery Road; the monument remains open to the public.
- Tennant Canal immediately south of the site, hydraulically linked to the River Clydach SSSI and SAC.
- River Clydach and existing highway drainage, which ultimately receives the controlled SuDS discharge.
- Retained trees, root-protection areas, landscaping and biodiversity features.
- Adjoining industrial/commercial premises, including access to the scrapyards, and nearby residents.
- Members of the public, visitors, pedestrians, cyclists, children and vulnerable road users on Monastery Road.
- Existing DCWW sewers/watermains, highway drains, overhead cables and other services.

- Known and potential archaeology, an infilled canal branch, made ground and former industrial/mining features.

Neath Abbey Car Park, Neath:
WSI for Archaeological Monitoring and Recording

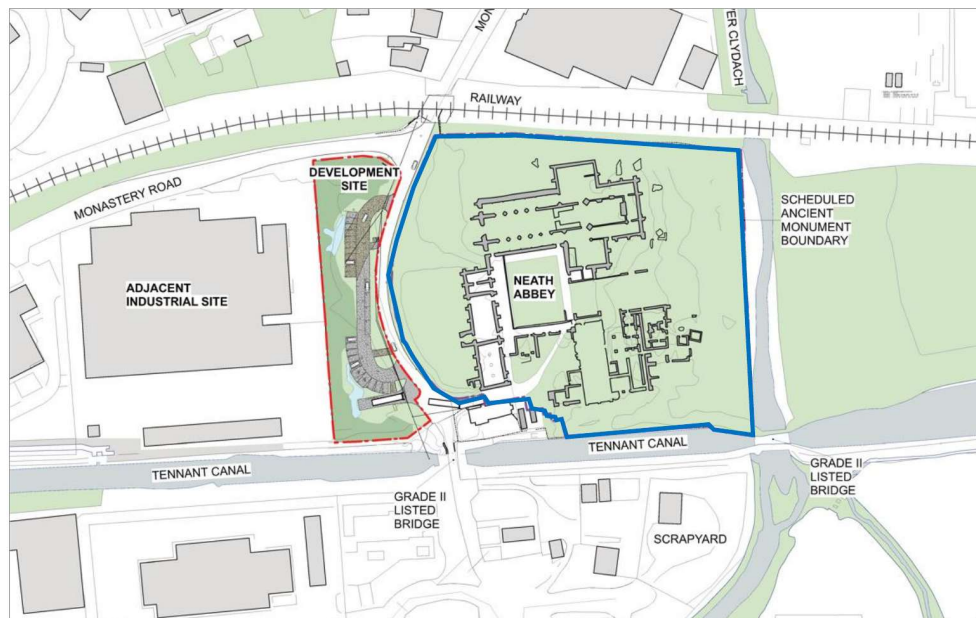


Figure 2: Site Location outlined in red. Scheduled area of Neath Abbey outlined in blue.

Extract of original plan supplied by the client, not reproduced to scale.

4

Figure 1 – Site context and relationship to Neath Abbey Scheduled Monument (source: approved archaeological WSI; not to scale).

3 Planning and SAB compliance

3.1 Planning Condition 4 compliance matrix

Ref.	Condition requirement	CEMP provision
a	Extent, phasing, construction methods; storage and management of plant/materials.	Sections 5, 7 and 8; programme and logistics appendices.
b	Construction drainage protecting adjoining and downstream land.	Sections 11 and 12; temporary drainage and flood controls.
c	Programme, site clearance, security hoarding, displays and public viewing.	Sections 5, 7 and 9.
d	Wheel washing and control of light spill.	Sections 10 and 15.
e	Routes, times, loading, parking, signage, stacking and waste vehicles.	Section 10 and vehicle schedule completion field.
f	Working/delivery hours and nuisance restrictions.	Sections 10, 13, 14 and 15.
g	Responsible persons, emergency contacts and signature.	Sections 4 and 19; signed approval page.

3.2 SAB Condition 13 compliance matrix

Requirement	Location in CEMP
Waste / vehicle / storage controls	Sections 8, 10 and 18
Construction programme and site clearance	Sections 5 and 7
Construction drainage, containment and buffers	Sections 11 and 12
SuDS, landscape and environmental resources	Sections 2, 11, 16 and 17
Fuel/chemical storage and spill response	Sections 8, 12 and 19
Responsible persons and emergency contacts	Sections 4 and 19
Landscape/ecological clerk of works	Sections 4 and 17
Flood warning and evacuation	Sections 11 and 19

3.3 Other linked approvals

- Condition 3: written scheme of historic-environment mitigation and archaeological monitoring.
- Condition 5: electric-vehicle charging details approved before commencement.
- Condition 6: Road Safety Audits for public-highway works.
- Condition 7: BS 5837 tree protection before any equipment, machinery or materials enter the site.
- Condition 8: approved biodiversity enhancements implemented before first use.
- Condition 11 / SAB Condition 15: no surface water or land drainage to the public sewer.
- Condition 12: immediate stop/report/investigate protocol for unexpected contamination.
- SAB Conditions 2, 5, 8, 9, 11, 12 and 14: fees, inspections, infiltration-area protection, notice, monthly programme and practical completion.

4 Organisation and responsibilities

Role	Organisation / person	CEMP responsibility
Client	Delyth Lewis, Neath Port Talbot CBC	Client governance and statutory duty-holder oversight; 07977 215824.
Principal Designer / CA	Michael Plageman, Hiraeth Architecture	Design coordination, PCI, review of changes and archaeological/tree interfaces; 029 2002 5814.
Civil Engineer	Steve Davis / Dave Williams, PHG Consulting	Drainage/SuDS design, technical queries, inspections and design change control.
Landscape Architect	Louise Baugh, Swan Paul Partnership	Landscape design and implementation advice.
Arboricultural Consultant	Nick Thomas, The Arb Team	Tree-protection briefing, inspections and advice; 01792 885184.
Ecologist	Megan Price, NPT Countryside and Wildlife Planning	Ecological advice, protected species and biodiversity matters; 07816 973877.
Archaeology	Fran Murphy / Dyfed Archaeological Services	Manage archaeological monitoring and recording under WSI FS25-059.

Role	Organisation / person	CEMP responsibility
Principal Contractor	Willis Construction Limited	Overall implementation, resources, coordination, monitoring and records.
Site Manager / Responsible Person	Jamie Morgan: 07967 739989	Day-to-day CEMP authority, approval, complaints and 24-hour emergency response.
Environmental Manager / ECoW	NPCBC	Inspections, environmental briefings, incident response, records and SuDS/landscape compliance.

4.1 Workforce duties

- Comply with the induction, CEMP, site rules, RAMS, permits and environmental briefings.
- Stop work and immediately report pollution, unexpected contamination, archaeology, protected species, invasive plants, tree damage, drainage failure or a near miss.
- Use designated access, parking, storage, washout and waste areas only.
- Do not enter fenced archaeological, ecological, SuDS infiltration or tree-protection exclusion zones.

5 Programme, phasing and construction methods

5.1 Construction timetable

Phase	Activity	Indicative timing	Key environmental controls
0	Pre-commencement	Before possession	CEMP/WSI/EV/RSA/S278 approvals; SAB fees and notice; surveys; logistics and emergency planning.
1	Mobilisation and protection	Week 1	Hoarding, signs, welfare, drainage/pollution controls, gullies, tree/RPA and infiltration-area protection; baseline records.
2	Clearance and enabling	Weeks 1–3	Ecology checks; approved tree/vegetation work; utilities proving; archaeological attendance where ground is disturbed.
3	Drainage and SuDS	Weeks 2–7	Temporary drainage first; filter drains, attenuation, swales, chambers and controls with SAB hold-point inspections.
4	Earthworks and formation	Weeks 3–8	Controlled excavation, segregation/testing of arisings, formation and levels; runoff/silt control.
5	Surfacing and highway interface	Weeks 7–11	Hoggin and Truckpave construction; kerbs, access, signs/bollards; highway approvals and traffic control.
6	Landscape and biodiversity	Weeks 10–13	Planting, seeding, habitat enhancements and establishment protection.

Phase	Activity	Indicative timing	Key environmental controls
7	Testing, clean and handover	Weeks 13–14	Drainage clean/CCTV/tests, SAB final inspection, records, defects, demobilisation and reinstatement.

5.2 Method and sequence principles

- Install pollution, drainage, public and tree protection before the related risk is introduced.
- Keep disturbed ground and open excavation to the minimum practicable area and duration.
- Divert clean water away from working areas and manage dirty water separately.
- Construct drainage progressively so controlled capture and treatment are available early; protect unfinished SuDS from silt.
- Coordinate archaeological attendance so no relevant groundworks proceed unobserved.
- Undertake noisy, dusty or traffic-intensive work only within approved periods and use Best Practicable Means.
- Complete and stabilise each work area before opening the next where practicable.

6 Pre-commencement hold points

Ref.	Evidence required	Authority / source	Release point
HP01	Written LPA approval of CEMP	Planning Condition 4	No development/site clearance
HP02	Written approval of archaeological WSI/mitigation	Planning Condition 3	No development
HP03	SAB approval conditions: fees paid; 21-day notice issued; inspections booked	SAB S2025.0054	No drainage/site works
HP04	Tree/RPA fencing and ground protection installed and recorded	Planning Condition 7 / BS 5837	Before equipment/materials enter site
HP05	EV charging details approved	Planning Condition 5	Before development
HP06	Highway legal agreement/RSA/traffic approvals complete as applicable	Condition 6 / informative 7	Before public-highway works
HP07	Utilities traced, marked and protection/diversion agreed	PCI / DRA / DCWW	Before excavation
HP08	Temporary drainage, gully protection, spill/washout facilities installed	Planning/SAB/NRW	Before clearance/earthworks
HP09	Site Manager, ECoW and 24-hour contacts appointed; CEMP signed	Condition 4(g) / SAB 13	Before submission/start

7 Site clearance and enabling works

7.1 Clearance controls

- Only clearance shown on approved drawings may be undertaken.
- Tree and vegetation work will be undertaken by competent contractors after ecology/protected-species checks and under arboricultural requirements.
- Clearance boundaries, retained vegetation and exclusion zones will be physically marked before work begins.
- Arisings will be segregated into timber/green waste, soils, metals, general waste and hazardous/suspect waste.
- No burning is permitted. Chipping, cutting or loading will be positioned and controlled to minimise dust, noise and damage.
- Stumps within retained-tree RPAs will be ground out using protected access; no excavation within an RPA without written approval.

7.2 Enabling investigations

- CAT and signal-generator survey, service records review, marking and trial holes before excavation.
- CCTV survey of existing drainage and confirmation of outfalls and connectivity.
- Baseline photographs of Monastery Road, verges, drainage gullies, boundaries, trees and neighbouring access.
- Ground condition review and unexpected-contamination briefing before earthworks.
- Archaeological mobilisation meeting and confirmed attendance schedule.

8 Site establishment, hoarding and storage

8.1 Compound and security

- Provide a secure, lockable compound outside tree RPAs, protected infiltration areas, archaeological exclusion areas, drainage routes and flood-vulnerable low points.
- Secure the site boundary with suitable hoarding or anti-climb fencing and lockable gates. Inspect fencing daily and repair immediately.
- Maintain safe public access to Neath Abbey and neighbouring premises. Temporary barriers used during vehicle movements will be staffed.
- Provide agreed vision panels where safe and suitable. Display an approved project/decorative information board describing the car park, heritage and environmental protections; do not provide viewing openings that expose the public to plant movements or excavations.
- Provide emergency, contact, planning, considerate-construction and safety information at the entrance without fixing signs to retained trees.

8.2 Plant and material storage

- Use designated, level storage and laydown areas only; maintain access and prevent double handling.
- Keep stockpiles away from watercourses, drains, gullies, RPAs, infiltration areas and public boundaries. Cover or dampen friable materials and provide toe/silt controls.
- Store fuels, oils and chemicals in secure secondary containment providing at least 110% of the largest container or 25% of aggregate capacity, whichever is greater, and comply with Welsh oil-storage requirements.

- Use drip trays for static plant and generators. Inspect plant daily for leaks; remove defective plant.
- Locate refueling, concrete mixing and washout within designated impermeable containment, remote from drainage and water.
- Maintain current SDS/COSHH information and a materials/chemical inventory.

9 Public interface and site management

- Neath Abbey remains open: site activities must not obstruct its approved public access, emergency access or visitor circulation.
- Maintain a clean, professional boundary and prevent debris, litter, water, mud, dust or materials escaping.
- No radios, shouting, abusive language, fires, smoking or uncontrolled lighting.
- Provide a published site contact and complaints procedure. Record complainant details, time, location, activity, investigation, action and close-out.
- Notify affected neighbours in advance of exceptional disruptive activities, traffic changes or access constraints.
- Hold fortnightly project meetings and include CEMP performance, incidents, complaints, inspections, waste, drainage and upcoming high-risk work.

10 Construction traffic management

10.1 Access route and control

The designated construction route is from the A4230 to Monastery Road and into the site from the north. Construction traffic must not use the gated southern route or cross the Grade II listed bridge over the Tennant Canal unless separately authorised.

- All deliveries must be pre-booked with the Site Manager. Drivers must call before arrival and must not arrive early or wait on the public highway.
- A trained banksman will control every HGV arrival, departure, reversing movement and movement close to the public, water, trees or overhead services.
- Maintain access to the adjacent scrapyard, commercial premises, Neath Abbey and emergency services.
- Separate pedestrians and vehicles with barriers, marked walkways and controlled crossing points.
- Use the minimum practicable number and size of vehicles; articulated vehicles require specific prior approval and swept-path review.
- On-site speed limit: 5 mph. Temporary approach signs will include Construction Traffic, Slow, Children/Visitors and the approved speed warning, subject to Highway Authority approval.
- Do not stack or queue vehicles on Monastery Road. If the site cannot receive a vehicle, it must remain at its supplier or an agreed off-highway holding point.

10.2 Working and delivery times

Activity	Approved / proposed restriction
General site working	Monday–Friday 08:00–16:30
Routine deliveries and collections	Monday–Friday 09:00–14:30

Activity	Approved / proposed restriction
Saturday / Sunday / bank holiday	No routine working or deliveries
Out-of-hours emergency work	Only where essential for safety/environmental protection; notify Client/LPA as soon as practicable and record.
Particularly noisy work	Programme for the middle of the working day where practicable; notify neighbours where significant.

10.3 Vehicle and waste schedule

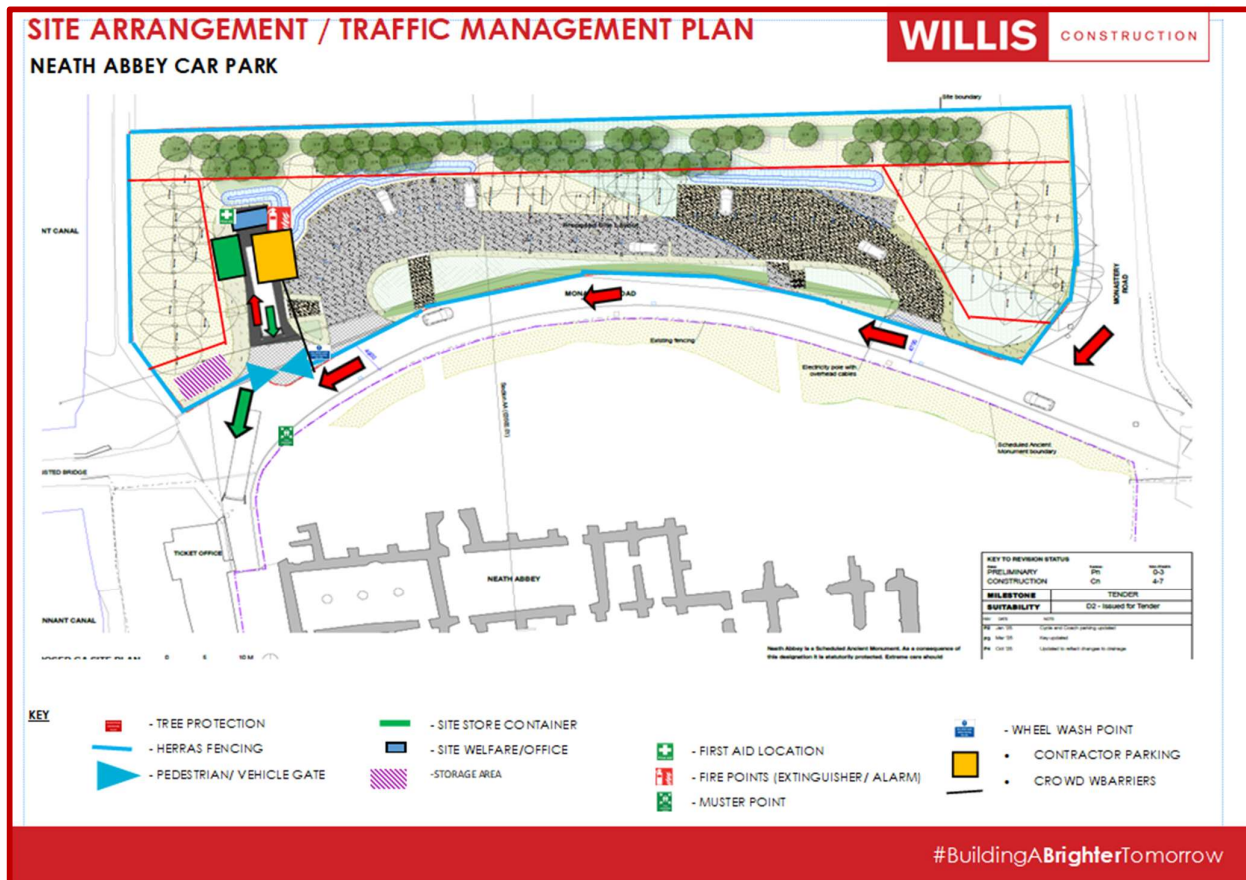
Vehicle / purpose	Maximum size	Anticipated frequency	Control
Vans / small deliveries	3.5-tonne GVW van, approximately 7.0 m long	Daily	Pre-booked; park within compound.
Rigid material deliveries	26-tonne, three-axle rigid/HIAB, approximately 10.0 m long	Weekly	Banksman; no highway waiting.
Tipper / excavation arisings	32-tonne, four-axle rigid tipper, approximately 9.5 m long	Weekly	Sheeted; wheel check/wash; authorised facility.
Green waste / timber	26-tonne, three-axle rigid grab or skip vehicle, approximately 10.0 m long	Monthly	Covered/secured; licensed carrier.
Concrete / SuDS components	32-tonne, four-axle rigid mixer or HIAB, maximum 12.0 m long	Weekly	Timed delivery; contained washout.

10.4 Wheel washing and road cleanliness

- Provide a wheel-wash/cleaning station inside the exit, positioned so contaminated water is captured and does not enter the highway drainage system.
- Inspect vehicle wheels, underbodies and loads before release. Use pressure washing only within the contained facility; otherwise use dry brushing for light deposits.
- Install and routinely inspect silt-control inserts ('witches' hats') in affected highway gullies, as required by the planning informative.

- Inspect Monastery Road and footways at the start, during and end of each shift and after each significant earthworks movement.
- Deploy a road sweeper promptly where required. Do not wash mud into drains or watercourses.

10.5 Traffic Management Plan



11 Construction drainage, SuDS and flood control

11.1 Approved permanent drainage

The approved system uses lined dry swales, a lined filter trench, channel drains, catchpits, gravity drains, two cellular attenuation tanks and two Hydro-Brake flow controls. Runoff discharges to the existing highway drainage and ultimately the River Clydach. The approved overall peak discharge is 2 litres/second. The system is designed for the 1% annual probability storm plus 40% climate-change allowance.

Design control: The approved SAB drawings and P3 Drainage Management and Maintenance Strategy must be followed. No alteration is permitted without written SAB approval.

11.2 Temporary construction drainage

- Prepare a marked temporary drainage plan before earthworks. Show clean-water diversion, dirty-water capture, stockpiles, settlement/filtration, pumps, discharge points, gullies, spill controls and inspection points.
- Divert clean water around disturbed ground. Do not allow site runoff to flow onto adjoining/downstream land or interrupt existing drainage.
- Use berms, cut-off drains, silt fence, check dams, covered gullies, settlement tanks, filter bags or proprietary treatment appropriate to the anticipated flow and particle size.
- No discharge may occur without confirmation that the route, quality, rate and consent are acceptable. No surface water or land drainage may connect to the public sewer.
- Dirty or chemically contaminated water must be contained and removed by an authorised contractor or treated/discharged only under the relevant written consent.
- Temporary drainage must remain operational until permanent drainage is complete, protected, cleaned, tested and accepted.

11.3 SuDS construction protection

- Protect designated good-infiltration areas from vehicles, material storage and compaction.
- Prevent construction silt, debris and concrete residues entering swales, filter trenches, tanks, flow controls or drains.
- Use sacrificial protection and upstream silt controls; remove only when contributing surfaces are stable.
- Clean all inlets, catchpits, pipes, tanks, swales and controls before handover; establish vegetation and repair erosion.

11.4 SAB notices and inspections

Stage	Evidence / action
Pre-start	Inspection fees paid; SAB notified at least 21 days before works; programme issued.
Filter drain	Excavation/formation; drainage installation; backfill.
Attenuation tank	Excavation/formation; tank installation; backfill.
Swales	Formation level; soil/drainage infrastructure; backfill and planting.
General	General drainage installation.
Completion	Final operational inspection and written practical-completion confirmation.

Give SAB at least five days' written notice for required inspections and issue an updated works programme monthly. The car park must not be used until SAB has confirmed practical completion in writing.

11.5 Flood preparedness

- The Site Manager will check NRW flood warnings and weather forecasts daily and before excavation, lifting, drainage or concrete work.
- Register the responsible contact for flood warnings and identify a safe muster/evacuation route to higher ground.
- Locate welfare, fuels, chemicals, generators, tools and critical records away from low/flood-prone areas.
- Suspend work, secure plant/materials, isolate electricity and evacuate when trigger levels in the site Flood Action Plan are reached.
- After flooding, do not restart until excavations, slopes, electrical systems, contamination and drainage are inspected and declared safe.

12 Water and pollution prevention

12.1 Watercourse protection

The Tennant Canal and hydraulically linked River Clydach SSSI/SAC are high-sensitivity receptors. Controls will follow the approved documents and current good-practice guidance for construction near water.

- Maintain physical buffers between water/drains and spoil, fuels, oils, chemicals, concrete work, washout and waste storage. The ECoW will confirm the site-specific distances on the logistics plan.
- Do not disturb canal banks, beds, outfalls or drainage routes without the required written consent and method statement.
- Keep spill kits at the compound, refuelling area, work fronts and in mobile plant. Train operatives in deployment and disposal.
- Use biodegradable hydraulic fluids where practicable for plant close to water.

12.2 Fuel, oil and chemical controls

- Bunded, locked and labelled storage; valves locked when not in use; no drainage connection.
- Delivery and refuelling supervised by trained personnel on impermeable containment with spill equipment present.
- Maintain inventory, SDS, weekly store inspections and daily plant leak checks.
- Do not refuel within RPAs, infiltration areas, drainage features or close to water.

12.3 Concrete, grout and washout

- Use a designated, signed, impermeable and contained washout system.
- No concrete, cement, grout, slurry or wash water may contact soil, drains, SuDS, watercourses or RPAs.
- Allow residues to harden for lawful disposal or arrange authorised removal; inspect containment daily.

13 Noise and vibration

Noise will be managed using Best Practicable Means and in accordance with BS 5228-1:2009+A1:2014. Vibration-generating activities will also consider BS 5228-2:2009+A1:2014.

- Select quiet, modern plant of suitable capacity; prefer hydraulic/non-percussive methods where practicable.

- Maintain silencers, covers and acoustic enclosures. Shut down plant when not in use; no unnecessary idling.
- Locate generators and fixed plant away from the Abbey, public areas and neighbouring receptors and use barriers/enclosures where needed.
- Use broadband/white-noise reversing alarms where safe and practicable.
- No radios or amplified music. Avoid dropping materials and unnecessary horn use.
- Obtain consent before percussive tools or other exceptionally noisy equipment are used.
- Undertake daily subjective boundary checks during noisy work and investigate complaints immediately.

13.1 Escalation

Where noise may exceed normal expectations, the Site Manager will review plant/method/duration, inform affected parties and seek Environmental Health advice. A Section 61 application will be considered if advised or if exceptional activities are proposed; it is not assumed to be automatically required.

14 Air quality and dust

- Assess dust risk before each clearance, excavation, handling, cutting, crushing or surfacing activity.
- Use water suppression, misting or on-tool extraction. Avoid over-wetting that creates contaminated runoff.
- Cover or stabilise stockpiles and sheet vehicles carrying friable materials.
- Minimise drop heights, vehicle speed and exposed areas. Phase and reinstate disturbed ground promptly.
- Suspend or modify dusty work during high winds where emissions cannot be contained.
- Use hardstanding/clean access routes where practicable and clean roads mechanically.
- No burning. Engines must meet applicable standards, be maintained and switched off when not required.
- Carry out daily visual inspections at the site boundary and sensitive receptors; record corrective action.

15 Temporary lighting

- Routine works will be confined to daylight working hours where practicable.
- Use only the minimum temporary lighting necessary for safe work and security.
- Direct luminaires downward and inward, away from the Abbey, canal, trees, habitats, public highway and neighbouring premises.
- Use cowls, shields, timers and motion sensors; switch off non-essential lighting outside working hours.
- Do not illuminate tree canopies, watercourses, known ecological features or public sight lines.
- Inspect lighting after installation and following repositioning; correct any glare or spill immediately.

16 Ground conditions, soils and contamination

16.1 Known context

The Phase 1 assessment identified made ground, former industrial/mining influences, a historical refuse site on the western margin, a coal seam, potential asbestos-containing materials in a former structure, soil-gas sources and flood/water sensitivity. Later PCI and civil information describes the car-park-area contamination risk as low/localised and requires an unexpected-material protocol. The planning decision imposes a formal stop-and-report condition.

16.2 Unexpected contamination protocol

Brief operatives to recognise staining, odour, ash, clinker, oily material, buried drums/tanks, fibrous material, unusual colour, waste, gas/vapour or distressed vegetation.

Stop work immediately, isolate the area, prevent spread/runoff/dust and notify the Site Manager.

Do not excavate, sample, move, stockpile or dispose of suspect material without competent environmental advice.

Notify the LPA in writing as required by Condition 12. Undertake the required desk study, investigation, risk assessment and remediation/verification process before restarting the affected work.

Segregate tested soils by classification and destination. Keep transfer notes, permits, testing and verification records.

16.3 Soils and excavation arisings

- Minimise soil handling and compaction; segregate topsoil, subsoil, made ground and suspect material.
- Stockpile on suitable protection with dust/silt controls and without blocking drainage.
- Reuse only where technically/environmentally suitable and lawful under an agreed materials-management route.
- No works may intersect, disturb or interfere with coal/coal mines without required Coal Authority advice/permission.

17 Archaeology, trees and ecology

17.1 Archaeological monitoring

- Implement the approved WSI FS25-059 V2 and confirm LPA approval before development.
- Dyfed Archaeological Services must attend all groundworks with potential to expose, damage or destroy remains.
- The archaeologist may stop work locally. Allow adequate time for investigation, recording, photography, sampling and recovery.
- Do not remove or disturb finds. Protect the location and notify the site team and archaeological advisers.
- Leave human remains in situ; removal requires all written permissions. Potential treasure will follow statutory reporting.

17.2 Trees and root protection

- Install BS 5837 fencing and ground protection before equipment, machinery or materials enter the site.
- Arboriculturist to inspect and record protection before release of the hold point.
- No access, excavation, storage, parking, level changes, refueling, washout or fires within RPAs.
- Use approved ground protection/no-dig cellular confinement where RPA access cannot be avoided.
- Do not cut roots greater than 25 mm; stop and obtain arboricultural advice if roots are encountered.
- Only trees on the approved tree plan may be removed. Any change requires written LPA approval.

17.3 Ecology and invasive species

- The ECoW/ecologist will brief clearance and SuDS/landscape teams and inspect compliance for the duration required by SAB Condition 13.
- Check trees/vegetation for nesting birds, bats and protected species before work. Stop and seek advice if found.
- Do not disturb protected habitats/species until the required instruction/licence is in place.
- Report suspected invasive plants immediately; isolate, prevent tracking/spread and use an approved eradication/disposal method.
- Implement approved biodiversity enhancements and protect them through establishment.

18 Waste, resources and housekeeping

18.1 Waste hierarchy and duty of care

- Prevent waste through accurate ordering, protection, reuse and take-back arrangements.
- Segregate clean soil, green waste, timber, metal, plastic, packaging, general waste and hazardous/suspect waste.
- Use covered, labelled, secure containers positioned away from drains, water, RPAs and public access.
- Use registered waste carriers and authorised facilities; verify licences and retain waste transfer/consignment notes.
- No burning, burial, uncontrolled treatment or disposal.
- Remove waste regularly; do not allow accumulation or obstruction.

18.2 SuDS sediment

Sediment and pollutants removed from temporary or permanent drainage will be assessed before reuse or disposal. The approved maintenance strategy's low/medium-hazard assumption must not override evidence of contamination. Volumes and destination will be recorded.

18.3 Resource and carbon measures

- Coordinate deliveries, use local suppliers where practicable and avoid part loads.
- Switch off idle plant and lighting; monitor fuel use and maintain efficient plant.
- Use recycled/recovered materials where compliant with the specification and approvals.

- Promote car sharing and minimise unnecessary workforce journeys.

19 Emergency response and incident management

19.1 Immediate incident actions

- STOP the activity and make the area safe without putting people at risk.
- CONTAIN the release using spill kits, drain covers, booms, sand or temporary bunds. Protect water first.
- NOTIFY the Site Manager/ECoW and emergency services where required.
- REPORT externally where required, including NRW for actual or threatened environmental harm.
- RECOVER contaminated materials using an authorised contractor and prevent reoccurrence.
- RECORD photographs, time, weather, substance, quantity, pathway, receptors, actions and notifications.
- RESTART only after the responsible manager has confirmed controls are effective and any regulator/Client restriction is closed.

19.2 Emergency contacts

Contact	Number	Purpose
Emergency services	999	Fire, injury, immediate danger
NRW environmental incident line	0300 065 3000 (24 hours)	Pollution/flood/environmental incident
NRW Floodline	0345 988 1188	Flood warnings and advice
DCWW emergency	0800 052 0130	Water/sewer apparatus incident
NPT Highways	01639 686868	Highway/drainage issue
Client – Delyth Lewis	07977 215824	Client escalation
Principal Designer – Michael Plageman	029 2002 5814	Design/heritage coordination
Site Manager / 24-hour number	Jamie Morgan: 07967 739989	Primary CEMP contact
ECoW / Environmental Manager	TBC	Pollution/ecology/SuDS response

19.3 Flood response

The site Flood Action Plan will define warning triggers, communication, safe plant shutdown, material relocation, drainage checks, access/egress and muster. Floodwater will be assumed contaminated until assessed.

20 Monitoring, records and review

Frequency	Inspection / record	Owner
Daily	Boundary/fencing, road/mud, gullies, dust, noise, lighting, plant leaks, weather/flood forecast, drainage and waste.	Site Manager / ECoW

Frequency	Inspection / record	Owner
After rainfall	Temporary drainage, silt controls, excavations, swales, tanks, gullies and downstream effects.	ECoW / drainage supervisor
Weekly	Formal CEMP inspection; fuels/chemicals; RPAs; infiltration areas; complaints/actions.	Environmental Manager
At hold points	SAB, archaeology, tree, utility, drainage and commissioning evidence.	Relevant specialist / Site Manager
Fortnightly	CEMP performance at progress meeting.	Project team
Monthly	Updated programme to SAB; environmental KPI report.	Project Manager

20.1 Records

- CEMP approvals, briefings, induction and toolbox talks.
- Daily diaries, weather/flood checks, inspections, photographs and corrective actions.
- SAB notices, inspection reports, payments, test/cleaning records and practical completion.
- Archaeological attendance, instructions, reports and archive handover.
- Arboricultural/ecological inspections, protected-species checks and approved changes.
- Waste carrier/facility checks, transfer/consignment notes, soil testing and materials records.
- Complaints, incidents, regulator/client notifications, NCRs and close-out evidence.

20.2 Non-conformance and change control

A non-conformance will be raised where work departs from the CEMP, approvals or RAMS. The affected work will be stopped where necessary, the cause investigated, corrective/preventive action assigned and close-out verified. Any change affecting planning, SAB, archaeology, trees, ecology, drainage, highway or pollution control will be approved in writing by the relevant authority before implementation.

21 Completion and handover

- Remove construction debris, silt, temporary drainage and pollution controls only when permanent systems and surfaces are stable and accepted.
- Clean and inspect all SuDS/drainage; complete CCTV/testing where specified; repair defects and establish vegetation.
- Obtain SAB final inspection and written practical-completion confirmation before use.
- Remove hoarding and tree protection only with relevant approval and after plant/material removal.
- Reinstate disturbed land, roads, footways, boundaries and compounds.
- Provide as-built drainage information, maintenance strategy, inspection records, waste records, environmental incidents/complaints, archaeological report/archive, tree/ecology records and outstanding monitoring requirements.

22 Reference documents and guidance

Topic	Document
Planning	Full planning permission P2024/0668, 21 January 2025.

Topic	Document
SAB	Full SAB approval S2025.0054, 20 May 2026, including Appendix A inspections.
Drainage	2606-PHG-ZZ-XX-RP-C-0002 Drainage Management & Maintenance Strategy, P3, April 2026 and approved drawings.
Highways	2355-HIR-01-ZZ-DR-A-01310, Highways Analysis As Proposed, P3.
PCI	2355-HIR-XX-XX-RP-A-06821 Pre-Construction Information.
Design risk	2606-PHG-XX-XX-HS-Z-1001 Civil Engineering Hazard Identification and Risk Assessment, P01.
Trees	BS 5837 Tree Survey & Arboricultural Constraints Report, The Arb Team, August 2024.
Archaeology	FS25-059 WSI for Archaeological Monitoring and Recording, V2, 21 January 2026.
Ground	A2982-2 Phase 1 Geo-Environmental Report, June 2023, read with later PCI/civil information and Planning Condition 12.
Noise	BS 5228-1:2009+A1:2014 and, where applicable, BS 5228-2:2009+A1:2014.
Trees	BS 5837:2012 and BS 3998:2010.
Pollution	GPP 5 Works and maintenance in or near water; GPP 6 Working at construction and demolition sites.
SuDS	Welsh Government Statutory Standards for Sustainable Drainage Systems and CIRIA C753.

Appendix A – Completion checklist before submission

Ref.	Action	Status
A1	Insert confirmed start date, duration and accepted programme.	Closed
A2	Insert Site Manager/responsible person, position, 24-hour number and signature.	Closed
A3	Confirm delivery hours and complete vehicle size/frequency schedule.	Closed
A4	Attach/identify marked construction logistics and temporary drainage plans.	Closed
A5	Confirm written LPA approval of archaeological WSI.	Closed
A6	Confirm EV details, highway/RSA/S278 status as applicable.	Closed
A7	Confirm ECoW/ecologist appointment for SuDS works.	Closed
A8	Issue final CEMP to LPA/SAB and retain written approvals on site.	Ongoing

Appendix B – Daily environmental inspection

Inspection item	OK	Action / reference
Weather/flood warnings checked	☐	
Boundary/hoarding secure; public route safe	☐	
Road/footway clean; gullies protected	☐	

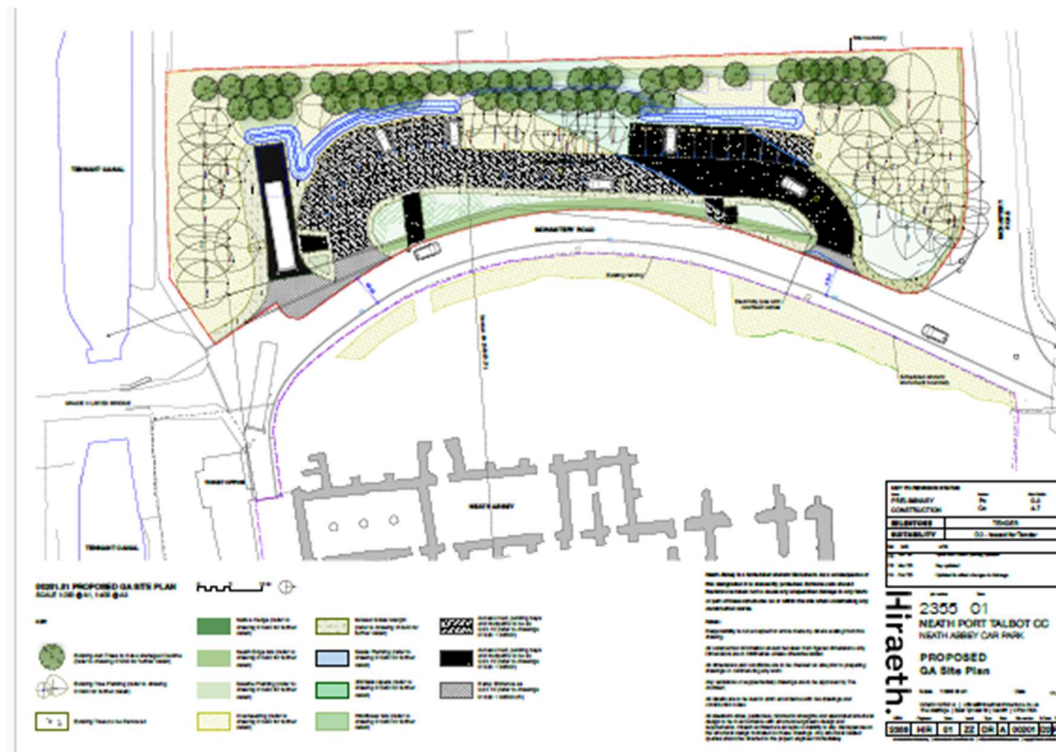
Inspection item	OK	Action / reference
Temporary drainage and silt controls effective	☐	
No visible dust, excessive noise or light spill	☐	
Plant/generator/fuel storage free of leaks	☐	
Waste and material storage compliant	☐	
Tree/RPA/infiltration/ecology protection intact	☐	
Archaeological attendance/controls confirmed	☐	
Incidents, complaints or actions recorded	☐	

Date: _____ Inspector: _____ Signature: _____

Appendix C – Environmental incident record

Field	Record
Date/time	
Location/activity	
Substance/event and estimated quantity	
Weather, pathway and receptors	
Immediate containment/action	
Persons/authorities notified and reference	
Waste/recovery arrangements	
Root cause and corrective action	
Restart authority/date	

Appendix D – Approved layout reference



Approved-development layout extract from the archaeological WSI; not to scale.