

Demolition Environmental Management Plan – Environment & Traffic Management

at

Former Metal Box Garage, Crown Buildings, Milland Road, Neath, SA11 1NJ

Issue: 1

Date: 14/08/2026

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1. Introduction

This Construction Environmental Management Plan (CEMP) seeks to provide sufficient detail for the application for prior notification of demolition.

The site is a former garage facility. Neighbouring properties are live built-up industrial facilities, the River Neath flows to the rear of the site, a canal watercourse and public access route to the east.

The work consists of the soft strip, asbestos removal, complete demolition, grub up associated building floor slabs and foundations associated with the demolished structures, to a depth of 300mm to include the "washing bay" slab directly adjacent the building and removal of all wastes. Option of crushing inert hardcore arisings on site.

Duration: Works are planned for 3 weeks.

Size of the site: Area approx. 1.00 acres.

2. 24-hour emergency contact number;

Contracts Managers Terry Davies; 07870 163584

3. Hours of operation;

Site Times will be: 7:30am – 5:00pm Monday to Friday and Saturday 7.30 to 1pm (unless otherwise restricted)

No working on Sundays or Bank Holidays unless by prior agreement with the Local Authority.

No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times:

Monday-Friday 8.00 am-5.00pm,

Saturday 8.00 am-1.00 pm

nor at any time on Sundays, Bank or Public Holidays.

4. Parking of vehicle of site operatives and visitors, pedestrian and cyclist access and egress

Site access and egress: Access is off the existing traffic system and via Gates in the boundary fencing on Milland. This will be highlighted by the site overseers in the induction.

All public footpaths and roads will be always kept clear and free from mud and debris.

All plant movements will be under the direction of a banksman / controller, especially reversing vehicles. No vehicles will be permitted to reverse out of the site.

Gates will be kept locked when not attended.

All visitors required to sign-in to site.

All operatives will receive on site induction prior to commencement of the works, part of which will outline the location of the site / supervisor's telephone to summon the emergency services. A list of emergency phone numbers is available.

The names of all personnel working or visiting will be kept on a daily register in the site office. In the event of an emergency occurring; causing the evacuation of the site, all persons on site will be ordered to assemble at the muster point. A roll call and head count will then be made.

Small vehicle / van parking located on site

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Traffic Management Plan



5. Routes for Construction Traffic

Access is off the existing traffic system and via gates in the boundary fencing. This will be highlighted by the site overseers in the induction. Loading out will take place in the pre agreed times as per the traffic management plan. All vehicles and personnel will be required to book in (and out) at the site office.



Directions to site

3 min (1.0 mile)

via A474

Fastest route

Macron Sports Hub Neath

Abbey Road Industrial Estate, Neath SA10 7BR

↑ Head toward A474

0.1 mi

↘ Exit the roundabout onto A474

0.1 mi

↘ Take the exit toward Town Centre via Milland Footbridge/Canol y Dref Dros Bompren Milland

0.1 mi

↘ Turn right onto Milland Rd

0.1 mi

↑ Continue straight

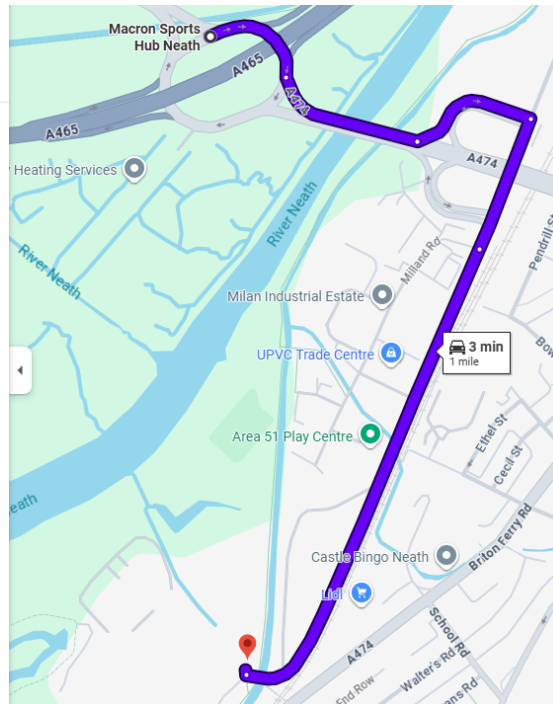
0.5 mi

↘ Turn right

26 ft

Hale Group

Milland Road Industrial Estate, JCG, Milland Rd, Neath SA11 1NJ



Directions from site

2 min (0.8 mile)

via A474

Fastest route

Hale Group

Milland Road Industrial Estate, JCG, Milland Rd, Neath SA11 1NJ

↑ Exit the parking lot

26 ft

↙ Turn left

0.5 mi

↙ Turn left to merge onto A474

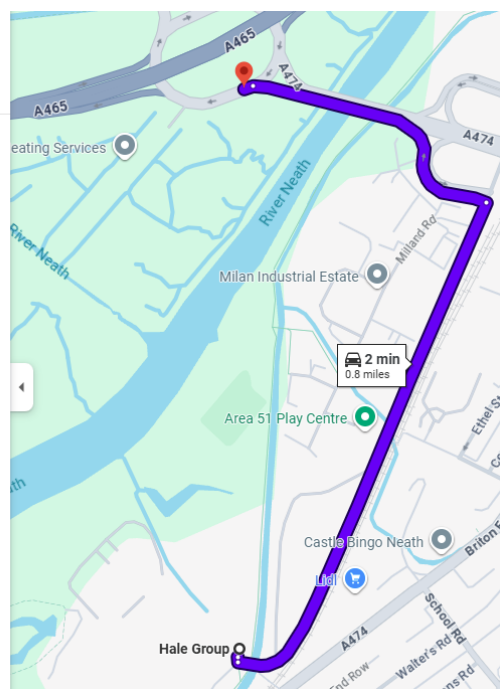
0.3 mi

Enter Neath Abbey Interchange

46 ft

Saltings Roundabout NPT Bee Friendly Site

M55M+WH, Neath SA11 1NJ

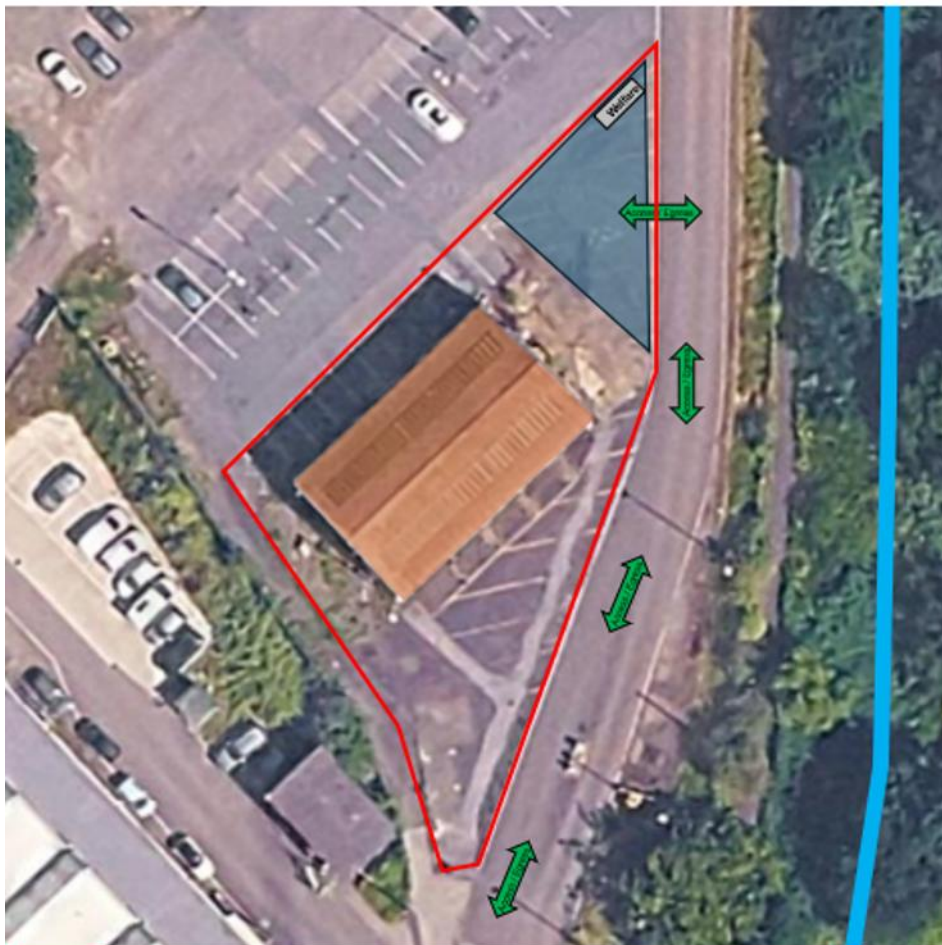


6. Locations for loading/unloading and storage of plant, waste, and construction materials;

Loading/unloading and storage of plant, waste, and construction materials will all be within the site boundary.



Former Metal Box Garage, Crown Buildings, Milland Road, Neath, SA11 1NJ
Traffic Management Plan



- Site perimeter
- Building for demolition
- Site compound, skip park and vehicle turning
- ↔ Access / egress route
- Watercourse / canal

Plant and vehicle movements:

Main plant will be transported to site via a low-loaders and removed by the same method on completion of the works.

Anticipated quantities of arising material required removal are as follows:

7. Method of preventing mud being carried off our site boundary:

All public footpaths and roads will be always kept clear and free from mud and debris.

Deliveries of Plant to site will be with the Site Supervisor or nominated banksman in attendance. Drivers and supervision/ banksman will inspect vehicle departing site to ensure clean

All plant movements will be under the direction of a banksman / controller, especially reversing vehicles. No vehicles will be permitted to reverse out of the site.

Wheel washing facilities; hose and brushes, will be available on site.

Due to the nature of the works; road surfaces maintained on site, vehicles will not have to park, turn, or drive on non-standard road surfaces for the duration of the works.

If freezing conditions prevails, wheels would be brushed down to ensure no water discharge.

8. Measures to protect vulnerable road users (cyclists and pedestrians)

No parking will be allowed on public roads, parking of vehicles and plant will be arranged in designated areas on site.

All public footpaths and roads will be always kept clear and free from mud and debris.

All plant movements will be under the direction of a banksman / controller, especially reversing vehicles.

No vehicles will be permitted to reverse out of the site.

All HGV / LGV drivers hold appropriate LGV CPC Licence for the vehicles they are assigned to drive. All other drivers must hold the appropriate DVLA licence.

VRU training provided to all HGV / LGV drivers.

All vehicles are fully in accordance with current legislation and Road Vehicles Construction and Use regulations.

9. Any necessary temporary road traffic management measures.

None required

10. Arrangements for turning vehicles;

All HGV vehicles will turn inside the site compound where possible, otherwise will be reversed off of the main road with a banksman in attendance.

All vehicle and plant movements will be under the direction of a banksman / controller, especially reversing vehicles. No vehicles will be permitted to reverse out of the site.

11. Arrangements to receive abnormal loads or unusually large vehicles;

Abnormal loads have Movement Order submitted to and agreed with Local Authority and Police.

Abnormal loads arrive and depart with an escort vehicle.

Abnormal loads will be received directly on to site through the access gates.

12. Meteorological conditions

The works are to be conducted July-August 2026, summer season.

The prevailing weather is from the South West, with summer levels of precipitation expected.

13. Control the emission of dust, noise, and vibration

The following details are extracts from the Construction Phase Plan / Method Statement setting out the key control / mitigation measures.

13.1 Standards Consulted

13.2 Plant and HGVs assigned to the works

13.3 Plant and Vehicle movements

13.4 Proximity of receptors

13.5 Mitigation measures

Communications

Site Management

Monitoring

Preparing and maintaining the site

Operating vehicle/machinery and sustainable travel

Operations

Waste management

Measures specific to Works

Measures specific to track out

Control of Pollution Act 1974

13.1 Standards Consulted:

Managing Construction for Health & Safety Construction (Design and Management) CDM Regulations 2015

Wye Valley Demolition Ltd, are appointed as the principal contractor for the works. CDM2015 place general duties upon the principal contractor to adequately plan, manage and resource their work and the work of subcontractors

BRE guide 'Control of Dust from Construction and Demolition, February 2003.

IAQM Guidance on the assessment of dust from demolition and construction 2014

Process Guidance Note 3/16(12) Statutory guidance for mobile crushing and Screening September 2012

Control of Pollution Act 1974, Section 60, 61, 70 & 71 (Best practicable means of Controlling noise from construction sites).

Environmental Protection Act 1990

BS 5228-1&2:2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites

13.2 The plant assigned for the works are:

- Fully Compliant Welfare to be provided by: **Wye Valley Demolition** to include, hot water, soap, hand towel, first aid, drying stores, toilet block
 - Site heras fencing for the boundary with signage
 - Fuel Bowser
 - Dust Suppression system / Water atomisation system eg Dust Boss
 - Road / ground protection
 - Hot works Oxy / Fuels cutting gear
 - Sthil Saw
 - 20 tonne Demolition specification excavator*
- *the above with attachments to include hydraulic shears, concrete pulverizers and selector grabs

- Crusher
- Hand tools to include a CAT scanner, Lump & Claw hammers, wrecking bars, shovels, wheel barrows, handheld saw, hacksaws, bolster & chisel, cordless & battery drills (low voltage)
- Spill kit

HGV Transport to include (own transport)

- Roll-on-off 8 wheel vehicles for removal of general waste and asbestos in 40 cu/yd containers
- 44 tonne articulated bulk tippers and walking floors for the removal of timber and scrap metal
- 150 tonne low loader for delivery and collection of site-specific plant
- Road sweeper

13.4 Proximity of receptors

There are human receptors immediately outside the boundaries of the site with the public able to pass next to the site entrance.

The site bounded by:

- Industrial unit, Hale Modular
- The River Neath flows to the rear (north West) of the site,
- A canal watercourse and public access route to the east.

13.5 Mitigation measures

Communications

Neighbouring properties will receive written and verbal communication from Wye Valley Demolition, detailing works to be carried out and contact numbers for site supervisor and head office should they wish to discuss the works.

Works of this nature can have a major effect on the local community, not only due to the potential physical effects of noise, dust, and vibration but also due to changes of a community's heritage. Wye Valley Demolition Ltd is a member of the Considerate Constructors Scheme. Companies registered with the scheme are monitored against a Code of Considerate Practice. The Code of Considerate Practice is designed to encourage best practice beyond statutory requirements and concentrates on three main categories; the general public, the workforce, and the environment.

Communication with the local community is encouraged through face-to-face discussions, letter drops and notices. The most effective way to alleviate someone's concern is to talk to them and find a mutually agreed course of action.

Local interest groups are welcomed to site with prior arrangement with Head Office and involvement with local community projects is encouraged.

The name and contact details of persons accountable for air quality and dust issues will be displayed on the site boundary as well as Head Office contact information.

Site Management

There will be a record all dust and air quality complaints, causes identified, and actions taken. The complaints log available to the local authority.

Any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation and recorded in the logbook.

There are no other identified or planned high risk construction sites within 500 m of the site boundary.

Monitoring

There will be daily on-site and off-site inspection, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked.

We will carry out regular site inspections to monitor compliance, record inspection results, and make an inspection log available to the local authority when asked.

We will increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.

Actions

If any issues raised, work activities will be reviewed and ceased if necessary. Investigation by Site Supervisor and Contracts Manager if required. Work activities will be reviewed and changed if required.

Actions taken will be recorded.

Preparing and maintaining the site

The site layout will be that machinery and dust causing activities are located away from receptors, as far as is possible.

Non-direct mobile units (e.g., Dust Boss) will both be used during the works. These will be re-located as the works progress and in conjunction with the weather conditions.

Site fencing, barriers and scaffolding will be kept clean.

Remove materials that have a potential to produce dust will be removed from site as soon as possible.

Operating vehicle/machinery and sustainable travel

All vehicles switch off engines when stationary - no idling vehicles.

Maximum-speed-limit of 5 mph

Waste management

There will be no bonfires or burning of waste materials.

Crushing

If crushing on site, the local Authority will be sent copy of our mobile crusher Permit. Plant is operated in accordance with the permit including the use of water dust suppression.

Waste/Scrap Bins / Skips When skips (roll-on-roll-off) are full they will be replaced with a "New" skip, safely sited, and positioned by the delivery lorry hoist (i.e., not manually). On site turning/ loading area will be designated or barriered off in a no personnel zone. Ensure a traffic controller is present to supervise entry and exit from and into the site. Waste will be taken to a Licensed Site.

Site gates will be kept locked unless supervised and the site supervisors contact details provided.

The Site Security will be checked as being intact prior to personnel leaving the site at end of shift.

The access gates into the site will be locked.



Measures specific to Works

To ensure effective water suppression is used during operations. Handheld sprays and hoses attached to equipment will be used.

Water suppression systems, manually controlled, produce fine water droplets that effectively bring the dust particles to the ground.



Measures specific to track out

Vehicles will be using paved haul roads on site and regularly cleaned

Working hours, deliveries, and vehicle movements restricted. No working on Sundays or Bank Holidays unless by prior agreement with the Local Authority.

Site Times will be: 7:30am – 5:00pm Monday to Friday and Saturday 7.30 to 1pm (unless otherwise restricted)

No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times:

Monday-Friday 8.00 am-5.00pm,

Saturday 8.00 am-1.00 pm

nor at any time on Sundays, Bank or Public Holidays.

Use water-assisted road / dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site.

Vehicles entering and leaving sites are covered to prevent escape of materials during transport.

Inspection of on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.

Record all inspections of haul routes and any subsequent action in a site logbook.

Control of Pollution Act 1974, Section 60, 61, 70 & 71 (Best practicable means of Controlling noise from construction sites).

The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce the noise we shall keep to a minimum employed at all times.

The applicant shall always have regard to the recommendations given in B.S.5228 Noise Control on Construction and Open Sites and shall ensure that these are brought to the attention of the Contractor. In particular the Contractor shall comply with the following requirements:-

- (a) All vehicles and mechanical plant used for the purpose of the Works shall be fitted with effective exhaust silencers.
- (b) All compressors shall be "sound reduced" models fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use, and all ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of a type recommended by the manufacturers.
- (c) Machines in intermittent use shall be shut down in the intervening periods between work or, where this is impractical, shall be throttled to a minimum.
- (d) All plant and machinery shall be maintained in good and efficient working order.
- (e) Stationary plant is to be sited away from any noise-sensitive areas where practicable and any plant known to emit noise strongly in one direction shall be orientated so that the noise is directed away from such areas.
- (f) No plant shall be left running outside the normal working hours

14. Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Communication with the local community is encouraged through face-to-face discussions, letter drops and notices.

A letter drop will be delivered to all neighbours and other interested parties prior to and during the works commencing.

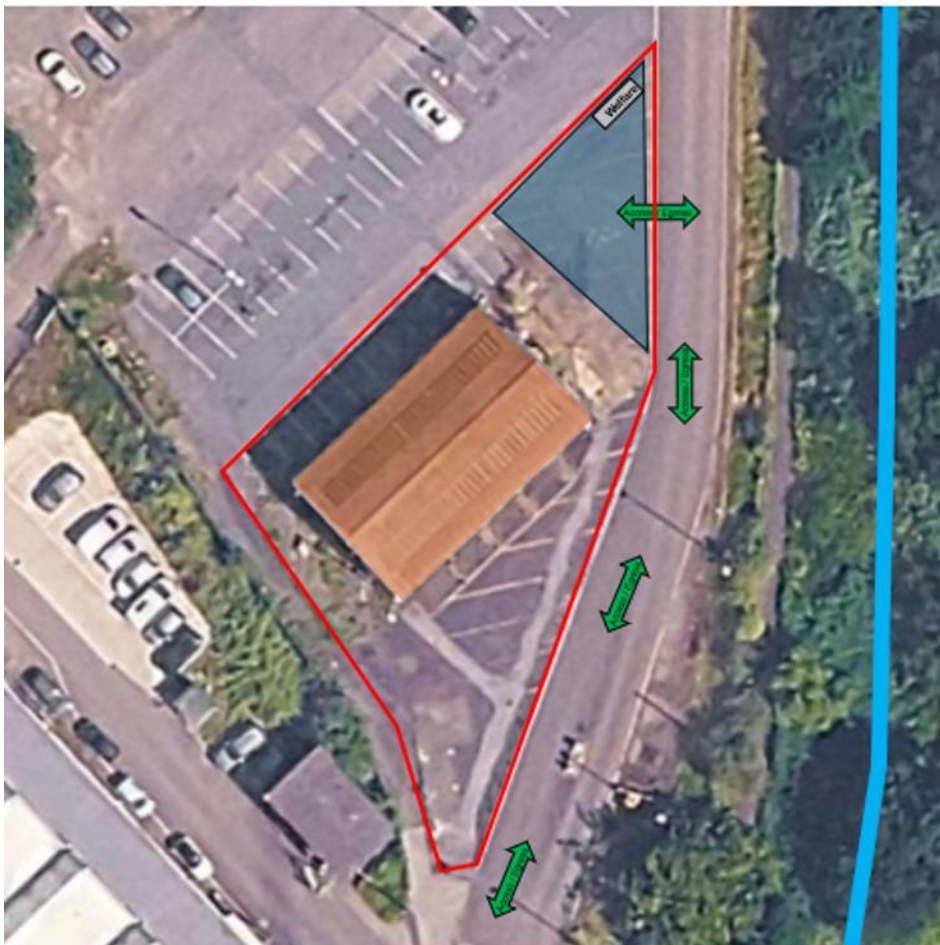
15. Fence line & Security

Specification

Provide temporary heras fencing to form secure site perimeter and exclusion zones within the site.



Former Metal Box Garage, Crown Buildings, Milland Road, Neath, SA11 1NJ
Traffic Management Plan



Site perimeter

Building for demolition

Site compound, skip park and vehicle turning

Access / egress route

Watercourse / canal

Checking in and out of site is to be in accordance with the agreed Site Rules.

Entrances are to be locked during working hours unless a banks man is in attendance and at the end of each working shift.

Warning notices are to be erected to the Heras Fencing/Gates to advise third parties:- "Demolition Work in Progress" and "Danger Keep Out".

Any visitor will be issued with appropriate PPE, and escorted around the site. No visitor will be permitted to freely walk about the site during demolition work in progress.

A letter drop will be delivered to all neighbours and other interested parties prior to and during the works commencing advised to notify the police if any unusual activity is noted.

16. Nominated trees protected by fencing.

There are no tree protection requirements

17. Waste Management – wastes arising & recycling rate

All materials arising from these works will fall into the following main categories and will fulfil our duties with respect to the waste hierarchy; re-use, recycling, recovery disposal, as required for the Waste 2011 Regulations. All waste will be safely disposed of off site with the exception of processed aggregates for fulfilling contract requirements.

1) Clean material of commercial value processed on site where possible for direct sale to foundries / mills. E.g. Scrap metals and reclaimed building materials.

2) Concrete, brick & block rubble

Materials are segregated at source and manufactured to a 6f2 specification in accordance with our Factory Production Manual as per WRAP aggregate protocol.

3) Asbestos based materials

A dedicated licensed contractor will handle notifiable types. NNLW and non-notifiable items will be handled by Wye Valley Demolition operatives. Transfer and disposal will be in accordance with the Hazardous Waste Regulations 2005 (in England & Wales) which involves a system of consignment notes, which have to be kept by producers, carriers and disposers of such waste.

4) Timber

This will be segregated and transported to suitable licensed facility, further processing & re-use in board mill, and waste to energy.

5) Carpets, Paper, Active (General) Waste.

This will be segregated, loaded and transported to for processing for waste to energy.

6) Fluorescent Tubes

Tubes will be detached from their “holding springs” (without breakage) and placed in containers, where after they will be removed from site and sent to a suitable licensed facility.

7) Plasterboard / Gypsum

This will be segregated, loaded to specific containers and transported to a suitable licensed facility for recycling to gypsum based materials.

8) Oils

Oils will be decanted into suitable containers or tankers for transport for recovery use.

9) Electrical Electronic Equipment

All electrical equipment is to be segregated and removed to the licensed AATF Eastside facility in compliance with the WEEE Regulations

10) Slates & Bricks

These will be retained and cleaned for resale using Warehouse 701's online facility at www.warehouse701.co.uk

Amount to Recycling / Re-use / Recovery = >99.9%

Amount to Landfill = <0.1%

18. Night-time Lighting – environmental and ecological

We have taken into consideration the potential ecological effects on local wildlife; bats, and that there are residential properties and local community facilities on the boundary of the site.

We can advise there is no planned nighttime working or requirements for nighttime lighting.

Wye Valley Demolition Ltd

Lloyd George House
Fordshill Road
Rotherwas Industrial Estate
Hereford
HR2 6NS

Tel: 01432 361690 Fax: 01432 361689 Web: wyevalleygroup.co.uk



**Wye
Valley
Group**

Any lighting required for security purposes will be provide by the present street lighting.

END of CEMP