



St. Modwen Developments Ltd

Coed Darcy

Construction Environmental Management Plan

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I Introduction

I.1 Background

This section will be updated at the time of completing the plan.

1.1.1 The Site

The Site is identified on the location plan at Appendix A. The site is a former BP refinery and is predominately brownfield land. It is approximately 126 ha in size.

Swansea city centre lies 4km south-west of the site whilst Neath town centre lies circa 3.5km north-east. The site is currently accessed from the B4290 which feeds off junction 43 of the M4 motorway via the Northern Access Road.

The site comprises former post-industrial land which has previously been cleared under an extant planning permission and has been subject to significant remediation since its previous use as an Oil Refinery. It predominantly comprises bare land, which has been partially vegetated with patches of woodland and some existing landscaping at the site boundaries. The site also includes the existing building at Britannic House and William Knox House in the east, as well as the original contractor's yard in the south.

Approximately 300 homes have been delivered on the site already (i.e. Phase 1 Persimmon development) which lies outside of the site boundary. Furthermore, the 'Heritage Gate' development, comprising further residential development has been developed to the south east of the site, directly to the north of Llandarcy Village.

A railway line dissects the northern and central part of the site. The far northern boundary adjoins the North Site Reservoir (which lies outside of the site boundary) and the M4 abuts the eastern boundary of this part of the site. The Crymlyn Bog Ramsar Site, Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR) abuts the western boundaries of the site.

1.1.2 Proposed Development

The project comprises the comprehensive development of the site, delivering up to 2,000 residential dwellings, the associated access, ecological mitigation, local employment, local retail, leisure and community facilities, land for education facilities and supporting amenity space, landscaping, green infrastructure, remediation and sustainable drainage systems.



1.2 Purpose and Scope

The purpose of this CEMP is to help define possible impacts to the environment resulting from the proposed works and highlight sensitive local receptors and to help determine appropriate monitoring and/or mitigation measures, where required.

Based on the information available at the date of this report, the CEMP focuses on key issues such as:

- Contaminated land;
- Water quality (groundwater and surface water).
- Ecology;
- Noise;
- Vibration; and
- Dust.

1.3 Review Period

This CEMP should be treated as a live document and should be updated as the design of these works becomes progressed and more information becomes available. On appointment of a Principal Contractor for the works, they should also be asked to review this document and change/amend as appropriate.

Given the anticipated timescales associated with these works It is recommended that, as a minimum, a review should be carried out on the CEMP every 3 months.

Any changes to the CEMP should be notified to the Local Planning Authority (LPA) and any other relevant regulators.

1.4 Reference Documentation

The following documents have been referred to as part of the preparation of this CEMP and are provided as appendices to this report:



2 Project Details

2.1 The Site

2.2 Surrounding Land Use

2.3 Site History

2.4 Published Geology/Hydrogeology

2.5 Available Ground Investigation Information

2.5.1 Identified Strata

2.5.2 Soil and Groundwater Contamination

2.6 Proposed Scope of Works

2.7 Archaeology



2.8 Ecology

- 2.8.1 General Requirements
- 2.8.2 Watercourse Protection
- 2.8.3 Dust Control Measures
- 2.8.4 Invasive Flora
- 2.8.5 Nesting Birds
- 2.8.6 Protected Species



3 Roles and Responsibilities

3.1 Key Receptors

3.2 Training and Competence



4 Environmental Management

4.1 Environmental Best Practice

The Contractor shall plan and order all activities in line with the environmental principles of stewardship and sustainability.

This CEMP fulfils the following objectives:

- To identify all potentially adverse environmental aspects and impacts;
- To formulate mitigation measures to reduce the impacts to acceptable levels;
- To develop requirements to control the environmental consequences of their activities;
- The CEMP shall be drawn up and monitored by a suitably experienced individual; and
- The Contractor shall incorporate measures to mitigate or eliminate environmental risks in relevant Method Statements submitted for approval.

In addition to the requirements highlighted in Section 2.8 which relate specifically to ecology, particular areas for action are, where applicable:

- Avoidance of pollution of any waters, (surface or underground);
- Avoidance of pollution of any land;
- Avoidance of nuisance of mud, noise, vibrations, odour, and dust;
- Maximise the use of recycled material within the works;
- Minimise waste; and
- Eliminate oil spills.

The Contractor shall demonstrate in his written Method Statement his proposals to minimise environmental impact and satisfy both these requirements and those defined in Section 2.8.

As a minimum, the following issues are to be specifically addressed in the Contractors Method Statements:

- Fuel and oil storage
- Refuelling and servicing of equipment
- Waste
- Pollution
- Noise



- Dust

Where materials arising from or required for the “Works” constitute Controlled Waste under the Environmental Protection Act 1990 Sections 33 and 34, the Contractor shall provide the Project Manager with a copy of the Carrier’s licence to transport the materials and copies of all Waste Transfer Notes and Consignment Notes.

Any fuel, lubricants, hydraulic fluids and the like stored in the main compound shall be done so in accordance with up-to-date guidance on fuel storage.



5 General Construction Management

5.1 Introduction

5.2 Operational Hours

5.3 Site Welfare and First Aid Arrangements

5.4 Good Housekeeping

5.5 Site Induction

5.6 Materials and their storage

5.6.1 General

5.6.2 Hazardous Substance Material Storage

5.6.3 Excavated Materials

6 Traffic Management

6.1 Policy, Legal and Other Requirements

6.2 Site Access and Compound

6.3 Site Security

6.3.1 Fencing

6.3.2 Signage

6.3.3 Lighting

6.3.4 Litter and Fly Tipping

6.4 Repair and Maintenance

6.5 Mud on Roads

6.6 Highway Drainage

6.7 Protection of Existing Services



7 Dust and Air Quality

7.1 Policy, Legal and Other Requirements

7.2 Dust Control

7.3 Air Quality Control

7.4 Dust Quality Monitoring

7.5 Odours



8 Noise and Vibration

8.1 Policy, Legal and Other Requirements

8.2 Specific Provision for Control of Noise and Vibration



9 **Materials and Waste Management**

10 Water Quality

10.1 General

10.2 Consents and Approvals

10.3 Spill and Leak Prevention

10.4 Additional Surface Water Controls

10.5 Surface Water Monitoring



II Monitoring and Reporting

II.1 Environmental Inspections, Audits and Registers

II.2 Compliance and Non-Conformance/Corrective Action Report



12 Completion Report

On completion of the works, the Contractor will prepare a completion report and construction H&S file.

In line with the anticipated scope of the proposed works within Phase 1 relevant to this document, it is envisaged that this may include, where appropriate, but not limited to the following items:

- Construction Method Statements;
- Construction method or detailed phasing
- Details of materials removed from site
- Details of materials re-used on site;
- Erosion and sedimentation mitigation measures;
- Dust management and monitoring;
- Noise management and monitoring;
- Waste management on site;
- Ecological mitigation and protection;
- Environmental Incident management and reporting;
- Non conformance/corrective action reporting and management;
- Spill management;
- Details of third party complaints
- Staff training register/Toolbox Talks;
- Checklists;
- Weekly environmental checklist; and
- Daily environmental log.



Appendix A Site Location Plan