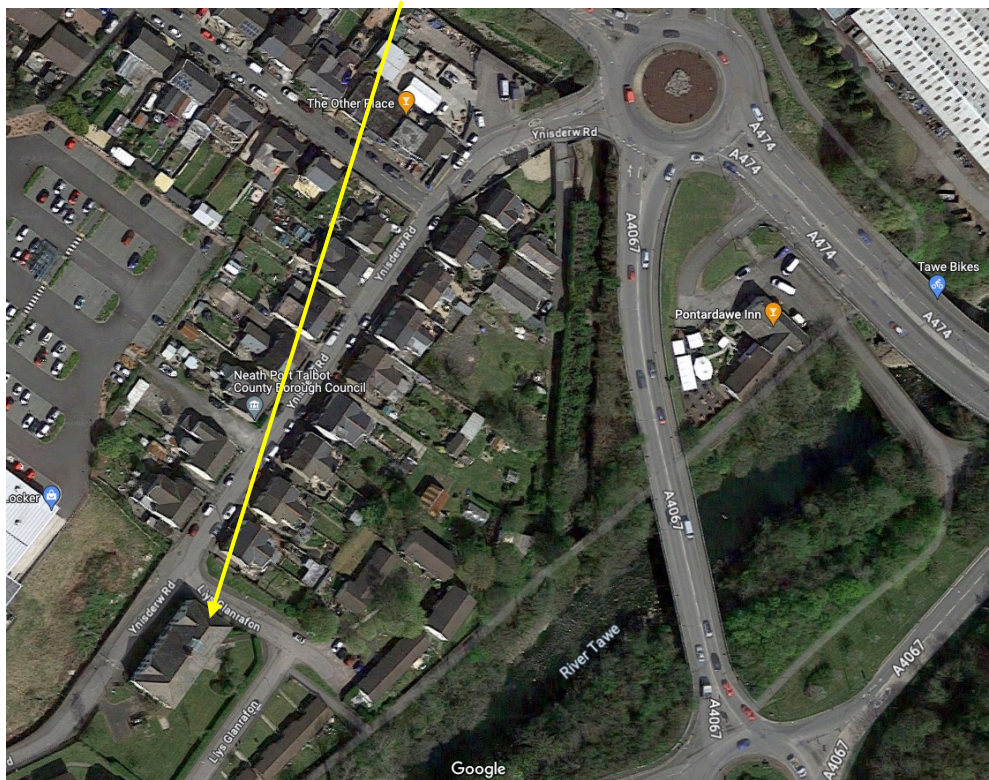


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 Adeilodwyr T.A.D. Cyf T.A.D. Builders Ltd INTEGRATED MANAGEMENT SYSTEM	Construction Environmental Management Plan	Ty Mawr Pontardawe
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Construction & Environmental Management Plan

Document Reference:	TAD CEMP Ty Mawr Issue 01
Project Name:	Ty Mawr Ynysderw Road Pontardawe SA8 4HW Conversion and refurbishment with an extension to the existing 2 storey detached building creating residential apartments providing 12no self-contained units of a mix if 1and 2 bedrooms. A new access will be formed from the existing highway with improved parking arrangements serving the building and solar panels will be introduced to the roof.



Issue & Revision Record

Accepted by:	Date:	Signed :
Prepared by	Date:	Signed :
Robert Williams (GBMS)	07.11.2023	

Issue No.	Date	Description of Change	Produced/Revised by
01	7 th Nov 2023	Draft Document Created	RJ Williams
01	14 th Dec 2023	Draft removed – first issue	RJ Williams

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1 Introduction

The aim of the Construction Environmental Management Plan (CEMP) is to set out the responsibilities with regards to compliance with legislation and any conditions imposed by planning constraints, and to implement any mitigation measures.

This CEMP document forms a framework within which the measures will be implemented throughout the project. This framework provides project specific management measures and is a dynamic document which should be reviewed if activities or conditions onsite change that may influence management measures.

This document has been developed to avoid, minimise, and mitigate against any construction effects on the environment and surrounding community. It should be considered a living document with reviews being undertaken at set intervals and new information added as appropriate.

For the purposes of this document, the working area is defined as any area where there will be a requirement for temporary or permanent works to facilitate the construction of the development. This includes areas required for access, temporary construction, and temporary storage areas.

The CEMP is required to implement the core principles of the local planning and relevant LDP policies which encompass environmental controls required, with due consideration to relevant environmental legislation. The CEMP outlines the contractor's approach to environmental management throughout the construction phases with the primary aim of reducing any adverse impacts from construction on local sensitive receptors.

Planning Constraint:

No development including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP should include the following information (where applicable):

- *Construction methods: details of materials, how waste generated will be managed;*
- *General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain;*
- *Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance, and mitigation measures (to include the recommendations set out in the Ecological Appraisal);*
- *Soil Management: details of topsoil strip, storage, and amelioration for re-use;*
- *CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures;*
- *Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill (adoption of sensitive lighting) and the conservation of dark skies;*
- *Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater, and energy use;*
- *Traffic Management: details of site deliveries, plant on site, wheel wash facilities;*
- *Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan;*
- *Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details; and*
- *Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.*

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The approved CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason:

To ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

1.1 Scope of Works

Conversion and refurbishment with an extension to the existing 2 storey detached building creating residential apartments providing 12no self-contained units of a mix of 1 and 2 bedrooms. A new access will be formed from the existing highway with improved parking arrangements serving the building and solar panels will be introduced to the roof.



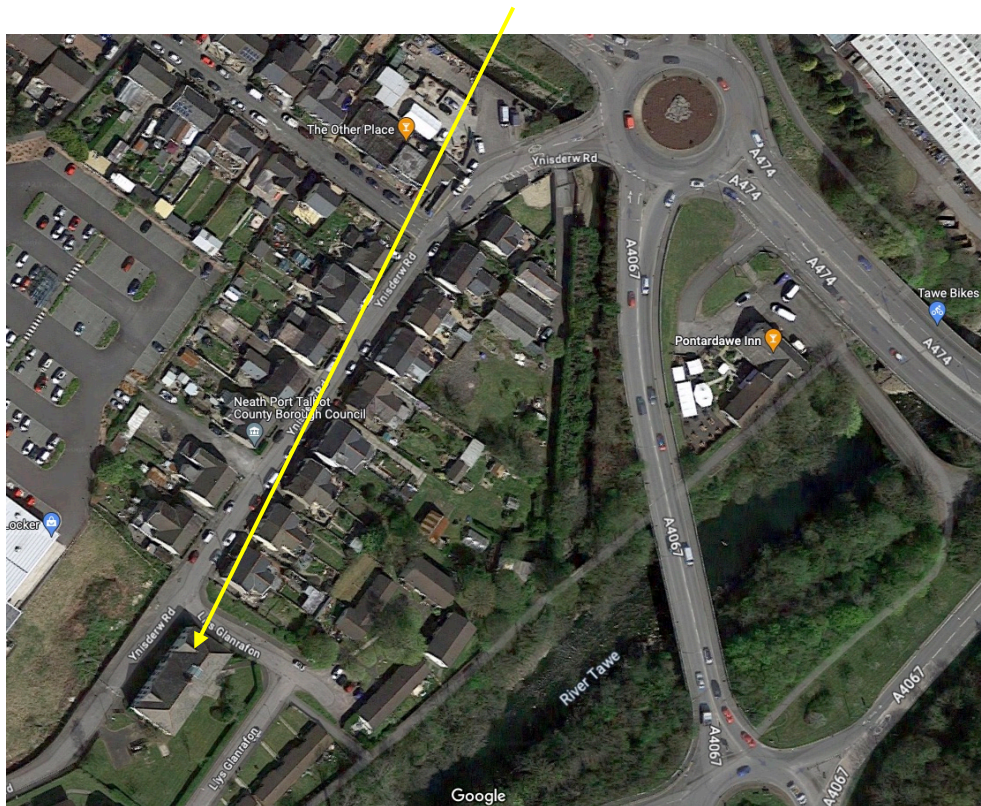
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1.2 Location

The site is located at :-

Ty Mawr Ynysderw Road Pontardawe SA8 4HW



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1.3 Site Notes

Access to the Ty Mawr building is off Ynysderw Road from the roundabout where the A474 A4067 converge.

Deliveries of large items shall be made out of peak traffic hours.

Roads and access points will be kept clear at all times for emergency vehicles.

All suppliers / subcontractors will be advised of the access and delivery arrangements and restrictions.

All deliveries and construction related traffic movements will be planned to avoid the busy periods.

Banksmen will be employed at all times where loading or unloading of vehicles takes place in areas near those with public or shared access.

The building fronts immediately onto the public footpath along Ynysderw Road and Llys Glanrafon, along with section of hedgerow

There are no existing boundary walls or fences to secure the site. The building has been left vacant for some time and security screens have been secured to ground floor windows to secure the building from unauthorized access.

There is an existing vehicle entrance leading into a small car park off Ynysderw Road, which is a narrow residential dead-end road. There is an existing fixed barrier crossing Ynysderw Road, preventing through traffic and this prevent access from the northeast direction gaining access to the existing car park.

Alternative access is available via Ffordd Parc Ynysderw, via a large primary/community school site.

Both access routes are via narrow busy roads, which may be unsuitable for large construction vehicles.

A new permanent site entrance is to be formed off Llys Glanyrafon Road. This road will continue to be used by the neighbouring residential properties.

The local public footpaths will also need to be maintained through the works

The Principal Contractor will also be provided with the Environment Agency Guides relating to best practice.

- GPP1 - Understanding your environmental responsibilities - good environmental practices. 1st Edition October 2020.
- GPP5 - Works and maintenance in or near water. Version 1.2 February 2018
- PPG6 - Working at construction and demolition sites. 2nd Edition 2012

1.4 Construction Programme

The detailed Construction Programme will be available for review in the site office

The key dates of the programme are as follows:

Key Stage	Date
Project Start	8 th January 2024
Site Access	8 th January 2024
Site Set-up	8 th January 2024
Site de-commissioning	31 st March 2025
Project Completion	31 st March 2025

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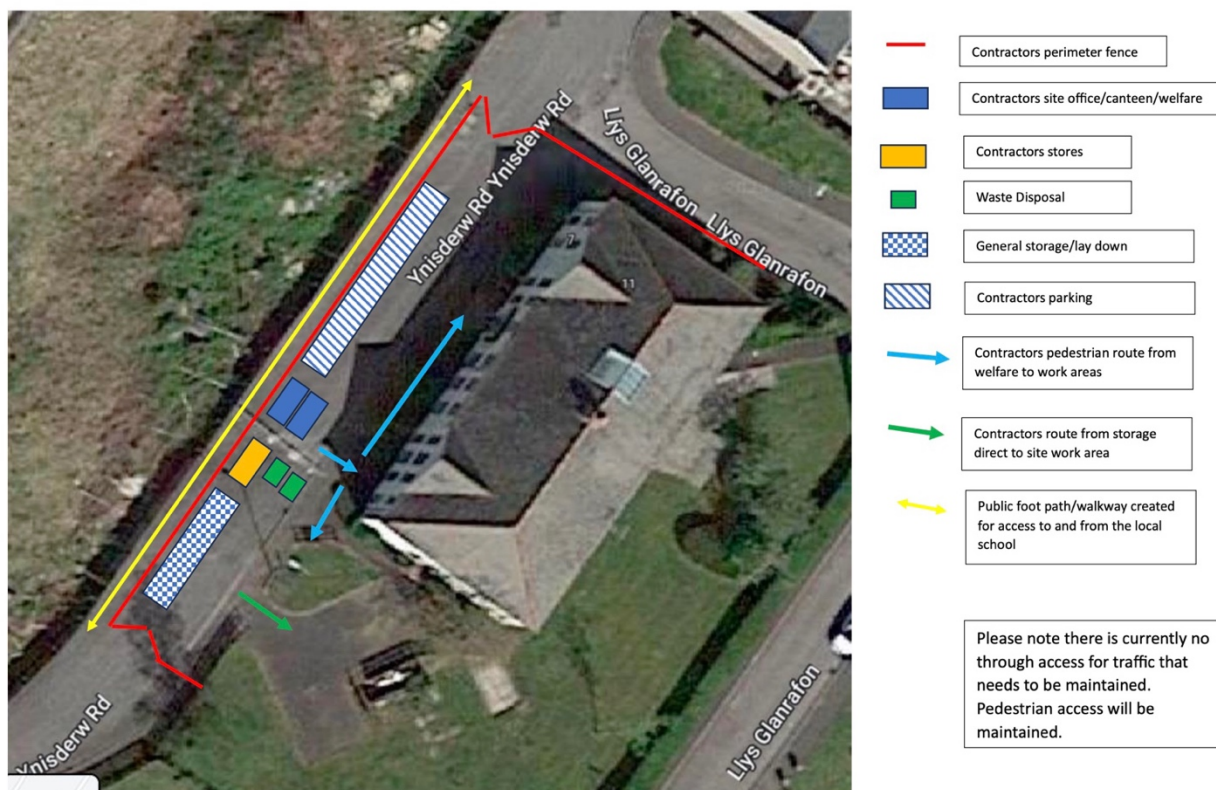
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2 Site Set Up & Location.

2.1 Entrance point.

Access to the Ty Mawr building is off Ynysderw Road from the roundabout where the A474 A4067 converge.

Proposed Site Set Up



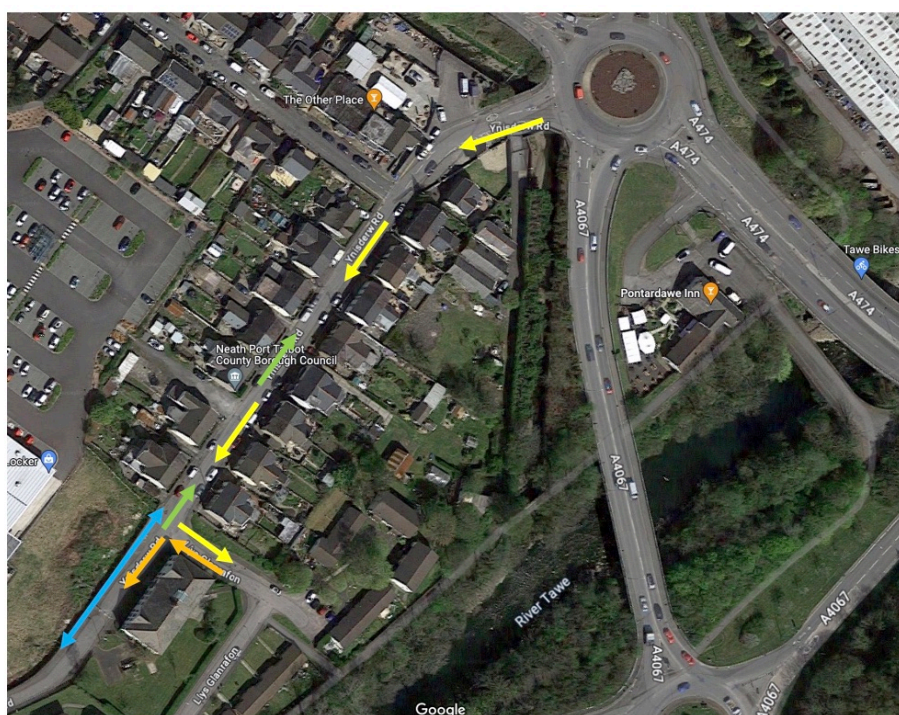
Delivery routes in off
Ynysderw Road

Turn and reverse into site compound under banksman control

Delivery routes out
back up Ynysderw Road

Ex Access to be maintained to the public footpath for the duration of the Project

Proposed Preliminary Delivery Routes



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The site will be secured by a mix of solid hoarding and ‘Herras’ temporary fence panels. The fencing will be maintained to a high standard throughout the development and will be checked, maintained in line with temporary works procedures and recorded within the site managers weekly site tour.

2.2 Permanent and temporary construction access

The construction access will utilise the existing highways networks to the site.
In circumstances to reduce vehicular movements, deliveries will be made direct to the work zone to mitigate double handling and double vehicular movements.

To avoid construction traffic congestion and nuisance to the surrounding area all suppliers and contractors will be made aware of traffic routes.

Site entrances will be maintained and kept clean and clear. There will be a road sweeper in operation when required and in line with the works activities to ensure no mud is left on the live highway or accessing water courses as a direct result of the works.

Clearly marked turning and manoeuvring areas will be within the site boundary and clearly demarcated shown on the TMP.

For environmental and road safety all materials containers leaving site will be appropriately covered to avoid soiling of the roads and highway. Engines of all vehicles, mobile and fixed plant on site are not left running unnecessarily.

2.3 Compound location, layout

Due to the location of the development consideration will be given to site logistics, deliveries, material distribution and construction activities to minimise the effect on the local community and the environment.

The site will be secured by a mix of solid hoarding and ‘Herras’ temporary fence panels. The fencing will be maintained to a high standard throughout the development and will be checked, maintained in line with temporary works procedures and recorded within the site managers weekly site tour.

The scheme will comprise of office and welfare facilities for the Contractors staff, sub-contractors, visitors, and the client.

The facilities will consist of an office with meeting room, a canteen, drying rooms and WC’s.

All site facilities will be in accordance with Schedule 2 of the CDM regulations 2015.

The compound and site perimeter will be demarcated and secured by perimeter fencing or hoarding.

Traffic Management systems will be implemented in line with the traffic management plan (TMP) as necessary to demark site traffic routes, works access and egress, pedestrian segregation routes.

There are no planned temporary road closures.

This information will be available within the site office and canteen.

2.4 Site Parking

The site parking provision will consist of a suitable area in close proximity to the site compound.

The existing tarmacadam car park area will be used to keep vehicular traffic contained within the site where ever possible and the use of public highway will be kept to a minimum where practicable and these details will be explained to all personnel during their site induction process.

2.5 Site Security & enclosure

The site will be secured by a mix of solid hoarding and ‘Herras’ temporary fence panels.

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Relevant pedestrian and vehicle access gates will be incorporated to meet the site and health and safety regulation requirements.

The delivery and personnel access gates will be controlled by the Site Management team.

The fencing will be maintained to a high standard throughout the development and will be checked, maintained in line with temporary works procedures and recorded within the site managers weekly site tour.

2.6 Pedestrian Segregation

Public Based

The public will be unable to obtain access to the site at anytime.
The footpath along Ynysderw road (As noted in the site set up plans in 2.1) will be unobstructed and kept clear at all times ensuring a safe passage for all users.

Site based.

Relevant pedestrian segregation will be in place via the use of crowd barrier type units where appropriate. Pedestrian access control for crossing vehicle traffic routes to be in place – gated access points.

2.7 Construction vehicle management

Site construction vehicles/plant will only be operated by personnel who have received the relevant training, have evidenced their competency (e.g., relevant licence or certification) and are authorised to use the vehicle/plant by their employer.

To avoid construction traffic congestion and nuisance to the surrounding area all suppliers and contractors will be made aware of traffic routes.

Site entrances will be maintained and kept clean and clear. There will be a road sweeper in operation when required and in line with the works activities to ensure no mud is left on the live highway or accessing water courses as a direct result of the works.

There is an existing vehicle entrance leading into a small car park off Ynysderw Road, which is a narrow residential dead-end road. There is an existing fixed barrier crossing Ynysderw Road, preventing through traffic and this prevents access from the northeast direction gaining access to the existing car park. Alternative access is available via Ffordd Parc Ynysderw, via a large primary/community school site. Both access routes are via narrow busy roads, which may be unsuitable for large construction vehicles. A new permanent site entrance is to be formed off Llys Glanyrafon Road. This road will continue to be used by the neighbouring residential properties.

The local public footpaths will also need to be maintained through the works

Clearly marked turning and manoeuvring areas will be within the site boundary and clearly demarcated shown on the TMP.

For environmental and road safety all materials containers leaving site will be appropriately covered to avoid soiling of the roads and highway. Engines of all vehicles, mobile and fixed plant on site are not left running unnecessarily.

Using low emission vehicles and plant fitted with catalysts, diesel particulate filters or similar devices.

Using ultra low sulphur fuels in plant and vehicles where possible.

Plant will be well maintained, with routine servicing of plant and vehicles to be completed in accordance with the manufacturer’s recommendations and records maintained for the work undertaken.

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All project vehicles, including off-road vehicles, will hold current MOT certificates, where applicable and where required due to the age of the vehicle and that they will comply with exhaust emission regulations for their class.

2.8 Material delivery & storage

All materials will be loaded within the site compound/boundary of the working zone to minimise congestion.

The materials will be stored within a material compound or within the onsite storage containers.

No Plant movement will be allowed outside the site boundary unless prior arrangements are in place with the local authority.

The plant expected on site includes FLT, excavators, and dumpers. All plant will be secured at night to prevent unauthorised use.

Site entrances will be maintained and kept clean and clear. A road sweeper will be deployed when required and in line with the work activities, to ensure no mud/debris is left on the live highway or accessing water courses as a direct result of the works.

Clearly marked turning and manoeuvring areas will be within the site boundary and clearly demarcated on the traffic management plan.

All delivery traffic is to be banked and guided as required on and off site in accordance with the site traffic management plan, restrictions to the drivers' vision and other vehicles/plant in the vicinity.

No reversing will be permitted onto the public highway from the site.

2.9 Location and security of spoil heaps

For excavation and reducing of levels, site clearance will be undertaken by mechanical means and spoils will be removed and deposited and levelled on site away from the watercourse.

Where considered necessary, additional silt fencing shall be used to the down slope of deposited materials between the spoil deposits and any watercourse

No spoil heaps will be maintained in the immediate vicinity of the excavations in order to prevent excessive run off into any drains or watercourse.

To manage the risk of silt run off the following control measures are proposed.

Objective	To manage construction activities with the potential to cause erosion and the release of sediment		
Actions	Requirements	Responsibility	Timing
	Install geotextile silt fencing.	Site Manager	Prior to construction commencing
Performance Indicators	No mud/dirt visible on roads due to construction works	Site Manager	Throughout construction works
	Siting of spoil heaps outside buffer zones to watercourse	Site Manager	Throughout construction works
Monitoring	Daily visual inspections of works site and all erosion and sediment controls	Site Manager	Throughout construction works
Reporting	Reporting to site manager	All staff	Throughout construction works

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	Any reporting to NRW	Site Manager	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

2.10 Site operational hours

All works will be undertaken in strict accordance with the agreed working hours stipulated within the planning conditions, and as outlined below.
During the construction period it may be necessary in exceptional circumstances to work outside the prescribed working hours. Should this occur, the hours and duration of these works will be subject to consultation with Pembrokeshire Coast National Park.

Official prescribed site working hours will be:
8:00am to 6:00pm Monday to Friday
8:00am to 1:00pm Saturdays
No works are permitted on Sundays or Statutory (Bank) Holidays

In order to maintain these working hours, contractor(s) will require a period of 30 minutes before and at the end of the working shift to start up and close down the works activities.

No noise producing work, audible beyond the site boundaries, will be undertaken outside the agreed hours.

The Principal Contractor will ensure that these working hours are communicated to all contractors and site operatives during the site induction, and that they are strictly enforced throughout the project.

2.11 Construction site lighting

Works within the site are planned to be undertaken during the agreed time periods which maximise daylight hours. However, it is unavoidable that works may require to be undertaken during hours of darkness, i.e., the winter months where availability of daylight hours is shorter.

Due to the nature of the works, no perimeter lighting will be required.

Temporary lighting will be required within the compound and will be managed via timers to minimise the effect on the dwellings within close proximity.

Any task lighting will be utilised on a need by need basis and this task lighting will be switched off during non-working hours.

2.12 Site minimum PPE requirement

All personnel on site (employees, contractors, visitors, etc) wishing to access the site work environment must wear the following Personal Protective Equipment (PPE)

	Safety Helmet	BS EN 395
	Safety Footwear	EN ISO 20345:2011
	Eye Protection	EN 166:2002
	Hi-Viz clothing	BS EN 471

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	Hands	EN ISO 21420:2020
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Task specific risk assessments shall be undertaken, and any personnel protective equipment identified over and above the aforementioned, must also be worn.

2.13 Site Induction

The Principal Contractors Site Manager is responsible for site induction training and will ensure that each and every site operative receives induction training specific to the site and to the type and place of work. This is to be undertaken before site operatives commence work for the first time.

The site induction will concentrate on the Principal Contractors management provisions, site rules, safety provisions, as well as the particular site risks involved with the project including environmental and ecological considerations.

Specifically, during the induction process, operatives will be informed of housekeeping matters, particularly the need to respect surrounding neighbours to the site and the need to keep noise to a minimum, particularly when entering and leaving site. Working hours and restrictions on timing/method of deliveries will be clearly explained. Any radios/entertainment devices should only be used at a level which will not cause disturbance to the neighbouring areas. Parking restrictions and how to deal with deliveries of materials, etc to prevent congestion on surrounding public highways will also be clearly explained.

Evidence of induction training carried out must be recorded and filed on-site, and as a minimum must include the names of personnel inducted and the date of induction.

Contractors working on-site employed by others (e.g. Utilities) shall be inducted the same as all other site operatives and visitors. Information concerning their works and co-ordination / co-operation with other site operatives shall be discussed and agreed with the Project Manager / Site Manager prior to commencement of their works on-site, as appropriate.

Tool Box Talks will be held by contractors and the Principal Contractor regularly (as appropriate), and these will be recorded by the Principal Contractor.

All known SHE hazards, and risks will be reviewed at each pre-order subcontractor meeting. Risk assessments, method statements and safe working practices are to be prepared 7 days in advance of commencement of the operation on site. All risk assessments are to include reference to known environmental issues.

Risk assessments and method statements will be recorded and retained on site. Where information is insufficient the contractor shall be contacted, and a joint review carried out to establish a suitable safe system of work.

2.14 Visitors

All visitors to the site will be made aware of the site health, safety and environmental policy and the controls applicable to their presence and activities on site, including but not limited to:

- Method statements
- Risk Assessments
- Site induction including Environmental briefings
- Tool box talks.

Relevant site layout, location plans and drawing detailing the location and construction of the site compound, storage locations and car parking are to be displayed on an information board at the site entrance.

Appropriate health and safety signage will be conspicuously placed around the site guiding traffic routes, guiding pedestrian routes, giving warnings of hazards and potential dangers and instructing conduct within the site boundaries.

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2.15 Advisory Signage

Appropriate health and safety signage will be conspicuously placed at each access point advising of possible hazards including the potential for sudden noise.

Advisory signage may include, but not limited to:

- Warnings of entering a construction site
- Minimum PPE requirements
- Site layout
- Details on how to register a complaint
- Emergency telephone numbers and contact details

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3 Construction Activities and Build Use

Conversion and refurbishment with an extension to the existing 2 storey detached building creating residential apartments providing 12no self-contained units of a mix if 1and 2 bedrooms.
A new access will be formed from the existing highway with improved parking arrangements serving the building and solar panels will be introduced to the roof.

The following should be read in conjunction with the site drawing in Appendix 1 along with planning drawings and the current programme of works – Construction Programme Ty Mawr T734 C1

The first stage will comprise of the site set up followed by the enabling works such as asbestos removal isolation of the services , site wide clearance strip the topsoil and level and stone up the area for further site cabins,

All construction activities shall be carried out in compliance with this Construction Environmental Plan a copy of which shall be kept within the site office along with the Construction Phase Health and Safety plan for the lifetime of the development and it shall be revised as progress is made on site

Typical construction activities include:

- Site establishment.
- Installation of site security fencing and tree protection barriers.
- Site strip and removal of arising from site.
- Installation of site accommodation, welfare, and contractor onsite parking.
- Ground works.
- Excavations for new drainage & sub structure
- Excavations for and casting of concrete foundations.
- Solid ground floor construction.
- Excavations for installation and connection of new utility services.
- Super structure works.
- Masonry wall construction.
- Timber framed Construction to the extension
- Scaffolding.
- Carpentry.
- Roof coverings.
- Cladding and rendering.
- Plumbing and electrics.
- Plastering.
- Flooring and tiling.
- Decoration.
- External works.
- Construction of new roads, paths, and parking.
- Fencing.
- Landscaping.

Typical construction traffic:

- Cars, vans, trucks, lorries, excavators, dumpers, telehandlers, road sweepers.

The construction workforce peak is anticipated to be 25 personnel; however average numbers would be of the order of 15.

It is recognised that careful planning and measures are required to protect the existing environment during the works

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Guidance and good practice set out in the following documents shall be followed:

- GPP1 - Understanding your environmental responsibilities - good environmental practices.
1st Edition October 2020.
- GPP5 - Works and maintenance in or near water. Version 1.2 February 2018
- PPG6 - Working at construction and demolition sites. 2nd Edition 2012

Site clearance generally:

For excavation and reducing of levels, site clearance will be undertaken by mechanical means and spoils will be removed and deposited and levelled on site. Where considered necessary, additional silt fencing shall be used to down slope of deposited materials between the spoil deposits

No spoil heaps will be maintained in the immediate vicinity of the excavations in order to prevent run off into the excavations.

To manage the risk of silt run off the following control measures are proposed.

Objective	To manage construction activities with the potential to cause erosion and the release of sediment		
Actions	Requirements	Responsibility	Timing
	Install geotextile silt fencing.	Site Manager	Prior to construction commencing
Performance Indicators	No mud/dirt visible on roads due to construction works	Site Manager	Throughout construction works
	Siting of spoil heaps outside buffer zones to watercourse	Site Manager	Throughout construction works
Monitoring	Daily visual inspections of works site and all erosion and sediment controls	Site Manager	Throughout construction works
Reporting	Reporting to site manager	All staff	Throughout construction works
	Any reporting to NRW	Site Manager	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

It is not anticipated that extensive site drainage is required. Where de-watering is required to excavations, this will be pumped out and shall be diverted to an area adjacent to the spoil disposal area (75m from watercourse boundary) or into the permeable.

Washing areas, along with storage areas will be located outside the building and away from any local drains or ditches.

Specific cleaning of ready-mix concrete vehicles will be undertaken with all wash water contained and disposed of from site.

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4 Environmental Management

The Environmental Management will be regularly monitored by appropriate personnel, throughout the duration of the works. It is the responsibility of the Project Manager to ensure development, approval, and effective implementation of the environmental management system. It must also be made clear to all site personnel that everyone has a responsibility to ensure no environmental incidents occur.

All known SHE hazards, and risks will be reviewed at each pre-order subcontractor meeting. Risk assessments, method statements and safe working practices are to be prepared 7 days in advance of commencement of the operation on site. All risk assessments are to include reference to known environmental issues.

Risk assessments and method statements will be recorded and retained on site. Where information is insufficient the contractor shall be contacted, and a joint review carried out to establish a suitable safe system of work.

The following outlines the processes and plans to be implemented on site to ensure all environmental aspects and impacts are identified and sufficient measures are put in place to reduce risks associated with the works.

4.1 Aspects & Impacts Matrix

Work activity / package Aspects & Impacts Registers will be developed and provided to all subcontractors. The subcontractor must manage all risks associated with their work activity / package in accordance with this document.

The surrounding habitat has the potential to support species protected under the Conservation of Habitats and Species Regulations 2010 and/or the Wildlife and Countryside Act 1981(as amended).

Contractors shall be advised through toolbox talks of this fact and to be vigilant when carrying out works.

If any protected species are encountered during works, the activity shall be halted and a licensed ecologist contacted for advice.

The habitat features are of ecological importance, all existing trees and hedgerows to be retained shall be protected from damage for the duration of the works on site, by the erection of protective fencing in accordance with British Standards 5837:2005.

A pre-commencement meeting with the local authority tree officer and the appointed tree surgeon to discuss the implementation of tree protection and tree works shall be arranged. It is likely that works to the trees will take place during the bird nesting season.

An ecologist shall be appointed to check vegetation for signs of breeding bird activity before clearance. It is against the law to damage or destroy a nest that is in use or being built. This applies to all wild birds. Bird breeding season is usually considered to be March to August inclusive, but on occasion birds may nest outside of this season.

If nesting birds are found that could be disturbed by site activities, the area should be cordoned off and advice sought from the Environmental advisor. It may be that the nest needs to be protected until the eggs have hatched and chicks have left the nest. In the event of any unexpected discoveries of protected or invasive species that could be impacted by Contractor activities, works must cease and the discovery must be reported to the SHE Manager/ Environmental advisor.

Specialist advice from a suitably qualified ecologist may be required.

In the event that contamination is found at any time when carrying out the development that has not previously been identified it shall be reported immediately in writing to the local planning authority.

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An investigation and risk assessment shall be undertaken. Where remediation is necessary it shall be agreed with the local authority and a verification report submitted to the LPA upon completion.

A register of environmental impacts shall be produced and maintained for the life of the project. This Register will be used to inform the environmental procedures and provide a tool for construction teams when preparing construction method statements or field briefings.

This document can be found in **Appendix A**

Risks will be identified under the following general headings:

- Air Quality & Emissions;
- Noise & Vibration;
- Use of hazardous materials;
- Waste management;
- Wildlife/ biodiversity;
- Ground conditions/ contamination;
- Disposal/discharge of water;
- Archaeology / Cultural Heritage; and
- Protection of the public.

4.2 Environmental Risk Assessment

Using the information obtained through the Aspects & Impacts Matrix, an environmental risk assessment has been undertaken. This assessment has been used to determine the mitigation methodology to be utilised on the project This draft document can be found in **Appendix B**. Where significant risks are identified, specific management plans are to be put into place and details of these will in due course be found within this CEMP. Each management plan will be thoroughly assessed by the Project Manager and method statements will incorporate the mitigation for the assumed risk. Any changes to works packages must be reassessed prior to any commencement of work.

4.3 Nuisance

Nuisance for the purposes of this document is broken into four sections, namely Dust, Noise, Vibration and Lighting. The following sections detail activities and control methods to be implemented on the project.

Sensitive receptors likely to be affected by construction nuisance include:

- Neighbouring properties.
- Local retail park
- Cwmtawe Community School & Godre'r Graig Primary School
- The general local area.
- Ynysderw road – tight access for construction traffic

4.3.1 Dust

Mechanical disturbance of granular material exposed to air and general site cutting activities of blockwork/brick creates atmospheric dust, the potential sources of these dust emissions are outlined below:

- Site clearance
- On site earth moving operations, site levelling, cut and fill etc.
- Vehicle movements to/from and on site during dry periods
- Wind blowing across the site during dry periods
- Stockpiling of excavated materials
- Cutting and grinding works
- Accidental spillage and loss of load from vehicles carrying loose material

Appropriate preventative measures to control dust emissions can significantly reduce the potential for dust generation. Implementation of the following methods will help to minimise risk.:

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Risk	Mitigation
Construction Traffic	• All construction traffic will follow specifically designated routes • All vehicles carrying loose material will be covered • If deemed necessary during excessive wet and muddy conditions a Wheel wash facility is to be used for vehicles leaving the site holding area.
Highways	• Where appropriate, use of road sweepers will be incorporated to ensure highways remain clear of dust and mud • Road edges and pathways will be swept by hand and damped down as necessary • This will be the main reactive measures to combat the dust and mud spread. • We will also check all vehicles for loose debris/mud etc when they are due to leave site and use the highways
Stockpiles	• To be sealed by the 360 tracked excavator at the end of each shift until complete • Location of stockpiles will be positioned away from any sensitive receptors such as the watercourse
Dust Suppression	• Water spraying over the access road on to site to be deployed in dry conditions if necessary • Dust Suppression activity to be increased during significantly dry and windy periods • Deliveries of significantly dusty materials to be sheeted or sprayed to reduce dust potential and delivered to the holding area • All cutting and grinding operations to conducted in ways to reduce risk of dust migration • When carrying out wet cutting techniques/dust suppression methodologies will be deployed
Monitoring	• Ongoing monitoring to be undertaken by site personnel on regular basis, both on and off site to ensure no migration of dust • Regular reviews of any further mitigation measures necessary during build programme.

4.3.2 Noise & Vibration

Noise has the potential to cause disturbance, and it is essential that the works comply with the conditions which have been laid out in the planning conditions. If the later specifies the particular working hours different to the below then we will comply implicitly with it.

Our anticipated hours of work are as follows:

- Monday to Friday 8:00am – 6:00pm
- Saturday 8.00am – 1:00pm
- No Sunday or Bank Holiday working unless agreed in advance

Noise limitations to be set on site, drawing on BS 5228: Part 1 Noise Control on Construction) and any best practice on “Construction & Demolition work”.

It is anticipated that the works should not pose any significant risks in relation to vibration other than when the initial site clearance and foundation excavations are carried out but until such time as the principal contractor and method is chosen this can be updated further and the extent of the potential noise and vibration reviewed again.

4.3.2.1 Best Available Techniques BAT

In addition, our team will embrace best practices with regards noise minimisation, this will include but not limited to.

- Apply the principle of Best Practicable Means as defined in *Section 72 of the Control of Pollution Act 1974*.
- Where possible, ‘silenced’ plant and equipment would be used at all times.

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- Acoustic enclosures would be fitted to suppress noisy equipment.
- Temporary screening or enclosures for static noisy plant to reduce noise emissions and plant should be certified to meet any relevant EC Directives/UK/BS5228 standards.
- All plant would be properly maintained (greased, blown silencers replaced etc).
- Where practicable, all plant should conform to the noise limits presented in the EC Noise Emission in the Environment by Equipment for use Outdoors Directive 2000/14/EC; and
- Vehicles and equipment should be fitted with effective exhaust silencers, maintained in good working order and operated to minimise noise emissions in accordance with BS 5228, and should vehicles be left standing for a significant period, engines would be switched off.

4.3.3. Light Disturbance

The surrounding vicinity to the site is a residential area with some properties in close proximity. Any task lighting required on the project is not expected to cause a nuisance. All task lighting, however, will aim to minimise the impacts of light spillage on adjacent areas as far as reasonably practicable.

4.4 Waste Management

The project will comply with the current and applicable waste regulations.

A Site Waste Management Plan will be completed and maintained on site by the Project/Site Manager. It should be made available to all personnel on site as appropriate.

Reviews of Site Waste Procedures and the Site Waste Management Plan will be undertaken periodically. The site waste management plan should identify the personnel and their roles and responsibilities. The appointed site manager should also ensure compliance with any permits and record keeping.

The Site Manager must ensure all controlled waste is managed in accordance with the following duty of care requirements: -

- Ensure all waste is correctly assessed and categorised
- Prevent the illegal depositing or handling of controlled waste by any other person
- Prevent waste material from escaping site control
- Transfer of controlled waste to be undertaken by an authorised person (waste collection authority, Registered waste carrier, registered waste haulier, holder of an Environmental Permit).
- Ensure non-hazardous waste is transferred under a Waste Transfer Note which must be retained for 2 years
- Ensure hazardous waste is transferred under a Waste Consignment Note that provides a clear description of the waste material. Ensure that Part E is completed and returned to the site manager. The Waste Consignment Note must be retained for three years.
- The waste is the responsibility of the company until it has been fully recovered or finally disposed of.

4.4.1 Segregation of Waste

Wherever possible, different types of waste should be segregated as they are produced to allow for correct disposal. Each type must be stored separately and securely to prevent pollution and cross-contamination, and each waste container should be clearly labelled.

To ensure maximum potential for reducing waste to landfill, and encouraging reuse and recycling, waste will be segregated. Separate skips will be made available, when space is available, for all types of waste. Each skip will be clearly labelled, and site personnel will be informed of procedures within the induction. Regular monitoring will be undertaken to ensure correct procedures are followed at all times. The skips will be emptied at regular intervals to prevent overfilling. Toolbox Talks will be undertaken with all site personnel to ensure full understanding of waste procedures.

4.4.2. Construction and Demolition Waste General

The principal types of material to be disposed of will be aggregate, blacktop, concrete, soil, stones, sand, woody plant material, some landfill materials (bound within soils) and vegetation.

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In addition to excavation material quantities of other waste types will be generated during construction of the proposed development, such as wood, packaging, metals, plastics, bricks, blocks, canteen waste, hazardous waste (e.g. oils, paints, adhesives), site clearance and residual waste which are generated during the construction phase.

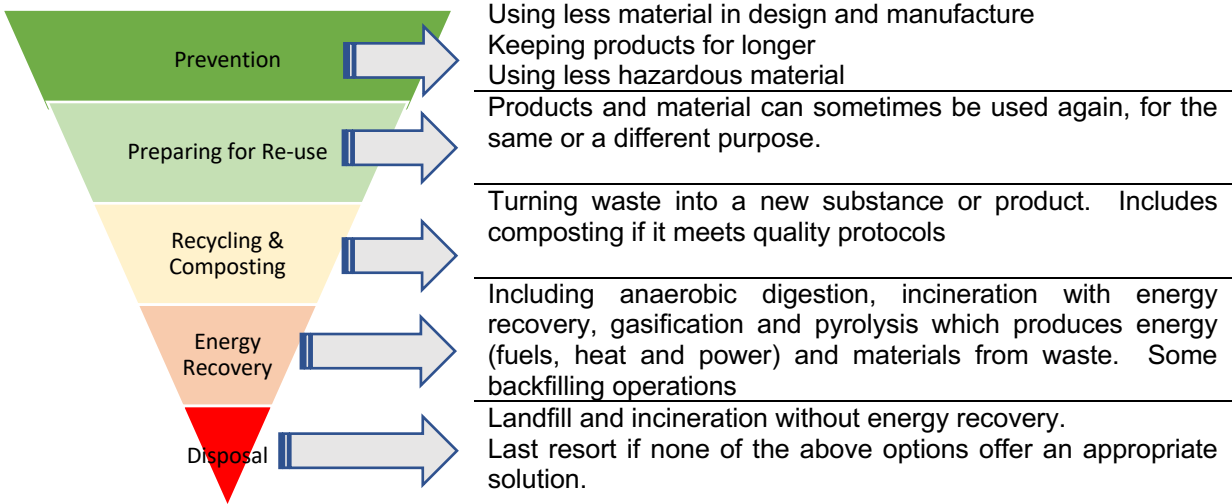
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European Waste Catalogue (EWC) codes for these wastes are outlined below:

EWC Code	Waste Description
17 01 07	Concrete, bricks, tiles and ceramics
17 02 01/02/03	Wood, glass, plastic
17 03 01/02	Bituminous mixtures, coal tar and tarred products
17 04 07	Metals
17 05 03	Soil (including excavated soils from contaminated sites), stones and dredging spoil
17 06 05	Insulation materials and asbestos containing construction materials
17 08 02	Gypsum-based construction materials
17 09 04	Other construction and demolition waste
16 02 13/14	WEEE
16 06 04/01	Batteries
13 07 01	Liquid fuels
17 05 03	Soils and stones containing hazardous substances
17 05 04	Soils and stones other than those mentioned in 17 05 03

The Waste Hierarchy which should be implemented on site is as follows:-



4.4.2. Re-use

Possibilities for re-use of clean non-hazardous excavation material as infill on the site or in landscaping works will be considered following appropriate testing to ensure the material is suitable for its proposed end use.

In the event of excavation material being found not suitable for re-use, the sub-contractor will endeavour to send the material for recovery or recycling so far as is reasonably practicable. The sub-contractor will ensure that any off-site interim storage facilities for excavated material have the appropriate waste licences or waste facility permits in place.

4.4.3. Material Management

The amount of waste material on site will be reduced as far reasonably practicable, through waste minimisation, re-use and recycling. This shall be implemented by the following measures: -

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- Storage – material shelf life is not exceeded; damage and contamination is prevented including loss, theft and vandalism
- Delivery – damage during unloading, delivery to the correct location on site, acceptance of materials and components only in accordance with the order.
- Handling – materials and components are handled using correct methods, in minimal fashion
- Protection – damage is avoided by provision of temporary protection where applicable

4.4.4. Waste Types

4.4.4.1. Excavated clay, soil and stones

This will be loaded directly to vehicles for use within the project as appropriate.
Where short term temporary storage is unavoidable, topsoil will be stored separately from other soil types and where possible clay mounds will not be more than 2 metres in height as they may damage the soil structures and limit its future use.

4.4.4.2. Concrete

Waste is to be sent back to the supplier for re-use. Where this is not possible, the concrete may be crushed and screened out and used within the project such as in sub-base.

4.4.4.3. Metals

One of the primary sources of metal waste is rebar and this will be reduced by ordering made to measure rebar from the manufacturer and detailed scheduling of all reinforced concrete structural elements.

Skips may be provided and when full should be sent to a metals recycling facility

4.4.4.4. Timber

This will be stored separately as it is readily contaminated by other wastes, so any pallets will be returned to the supplier for re-use.

Off cuts and trimmings will be used in formworks where at all possible.

A container for waste wood will be covered by a waste contractor who will transfer it to a wood recycling facility for chipping

Treatment of timber with chemicals and the overuse of nails will be minimised and avoided as this will make it difficult to re-use/recycle the timber afterwards.

The utilisation of reclaimed timber products will also be investigated.

4.4.4.5. Packaging and Plastic

Double handling will be avoided by segregating packaging wastes immediately after unwrapping.

It is intended that where possible, materials with recycled packaging will be purchased.

Waste packaging will be segregated and stored in separate containers, preferably covered for collection and/or returned to the supplier.

4.4.4.6. Blocks, Bricks, Tiles

The most likely wastes produced will be off-cuts, trimmings and waste arising from breakages.

Every effort will be made to use broken bricks and off-cuts.

Final quantities of these wastes generated will be stockpiled (possibly crushed and/or screened) and used at the site as sub-base material for roads, hardstanding's, etc.

4.4.4.7. Hazardous Wastes

Hazardous wastes will be identified, removed, and kept separate from other construction and demolition waste materials in order to avoid cross contamination.

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Specific method statements detailing the necessary mitigation measures required during excavation, handling, transportation, and disposal of hazardous wastes encountered on the site will be prepared as required.

The likely disposal/treatment options for any hazardous wastes will depend on the nature of the material and the concentration of parameters of concern.

4.4.4.8 Hazardous Liquids

Oils, paints, bitumen, adhesives, and chemicals will be kept in a separate contained storage area, which will be locked when not in use.

Lids will be kept on containers in order to avoid spillage or waste by evaporation. These will be stored in a containment tray with a capacity to contain 110% of the volume of the largest container stored within it.

All containers will be carefully and clearly labelled.

4.4.4.9. Canteen Wastes

Welfare facilities have the potential to generate food waste and packaging waste (canteen waste).

Designated receptacles will be provided to allow for the segregation and storage of individual waste streams. These will include receptacles for food waste, dry recyclables, and residual wastes. Separate receptacles for the recyclable fractions may be provide such as plastics, metals, glass.

4.4.4.10. Other Wastes

Other wastes are normally made up of residual non-recyclable waste such as soiled paper, cloth, cardboard, or plastics as well as canteen waste to include food as above and general waste found on sites including plastic bottles, bags, cans, etc.

Given the diverse nature, in character or content, of this material, it is most important that that residual waste is kept separate from other waste streams to avoid contamination. These waste materials will be stored in a dedicated container in the Waste Segregation Area.

Container size and frequency of collection will be assessed with waste management contractors as works proceed. All residual wastes will be dispatched to a suitably licensed facility for disposal. Other construction and demolition waste material will be collected in receptacles with mixed construction and demolition waste materials for subsequent separation and disposal at a segregation facility.

To control material being transferred onto local roads or accessing water courses at the development's infancy appropriate measure when installing sewers and forming roads need to be implemented, bunging and tankering of existing sewers, a wheel wash facility, scraping of roads once formed, installing driveways to plots and applying an appropriate planned TMP. Further controls to gully's will be installed, a filter bag system that will be maintained regularly.

4.4.5 Disposal of Non-Hazardous Waste

All non-hazardous waste will be removed from site within strict adherence to all waste legislation requirements, including Duty of Care Regulations. Prior to any agreed use of hauliers or waste disposal sites, the appropriate licences will be thoroughly checked to ensure that particular waste streams can be accepted, and carrier licences are valid. This can only be undertaken by authorised personnel and copies of all necessary licences must be retained on site at all times and reviewed for expiry. No waste will leave site without appropriate waste transfer notes. It is essential that all waste transfer notes are inspected for detail and must contain the correct description of waste as well as the correct waste code, in line with the List of Waste Codes Regulations.

4.4.6 Disposal of Hazardous Waste

Hazardous waste is not anticipated given the rural residential location and it will therefore be under the threshold of 500kg a year set by NRW/EA and hence the site will not have to be registered as a producer

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of Hazardous Waste.

No hazardous waste must leave site without the correctly completed Consignment Note. The consignment notes must contain all necessary information including waste description and hazardous waste registration number. Any carriers removing hazardous waste must have appropriate licences and disposal sites must be verified to be able to accept waste being sent. These checks and signing of consignment notes can only be undertaken by authorised personnel. All hazardous waste must be stored on site in appropriate, covered, or locked skips. No mixing of hazardous and non- hazardous waste is authorised.

In both instances above waste disposal options will look to ensure minimal transportation requirements where financially viable. If there is any suspected hazardous waste work will cease until it is tested and proved, or we will otherwise determine how we need to mitigate this risk as a result of the testing outcome. This will be done in accordance with our strict waste management procedures.

4.4.7 Waste Reporting and Records

All waste transfer / consignment notes will be held on site or at the Principal Contractors site office throughout the duration of the project. Each waste transfer will be fully documented.

4.5 Water

4.5.1. Temporary Surface Water Management

Before any works are undertaken, temporary measures to deal with surface water management shall be set out.

Measures shall be adopted in accordance with CIRIA Report C532 “Control of water pollution from construction sites” (as amended)

It is not anticipated that extensive site drainage is required.

Where de-watering is required to excavations, this will be pumped out and shall be diverted to an area adjacent to the spoil disposal area (75m from watercourse boundary) or into the permeable.

Washing areas, along with storage areas will be located outside a 20m buffer zone from the watercourse boundary.

Specific cleaning of ready-mix concrete vehicles will be undertaken outside this buffer zone with all wash water contained and disposed of from site.

4.5.2. Water Consumption

Effective construction management can deliver major savings in water consumption and the associated costs of energy, water supply and wastewater treatment. This can be achieved without compromising the performance and user acceptability of the project.

A construction site typically consumes water in the following areas: -

Dust Suppression	Vehicular dust suppression Stockpiles
Cleaning	Road sweeping Wheel wash facility High pressure washing
Construction	Bentonite mixing Mortar mixing Crushing operations Block work Screeding Plastering
Welfare facilities	Toilets Offices Drinking water

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	Cleaning (sinks / showers) Food preparation
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Where appropriate, monitoring of water consumption will be implemented e.g. pulsed meters.

Use of sensor-actuated devices, such as infra-red actuated taps and occupancy sensors, can reduce the risk of uncontrolled water use.

Minimise the risk of leakage with leak detection equipment, including pulsed meters with regular monitoring. Ensure valves and overflows are visible to aid early detection of water loss and ease of access for maintenance.

Influencing user behaviour to accept use of water in an efficient manner can help with water conservation, including good housekeeping such as reporting / repairing leaks, turning off taps when not required, can assist to reduce the overall site usage of water resources.

Good housekeeping (e.g., reporting/repairing leaks, turning off taps which are not in use, and generally using water in an efficient manner) can assist the site reduce its overall water use. The provision of information on appropriate use of fittings and appliances; awareness raising of the costs and environmental importance of water efficiency via Toolbox Talks; guidance on processes for identifying and reporting water leakage / poorly performing fittings; method for providing feedback to building occupants on water.

4.6 Storage of Fuel, Oil and other Chemicals

All fuel, oil and other chemicals shall be stored in accordance with the Manufacturers' recommendations and COSHH regulations. Quantities stored on site will be the minimum required.

COSHH store will be bunded and locked when not in use.

Spill kits will be available near all points of work, with personnel trained in their use.

No fuels, oils or other chemicals will be stored in high-risk locations, such as:

- within 50m of a spring, well or borehole
- within 10m of a watercourse
- places where spills could enter open drains or soak into groundwater

Fuels, oils or other chemicals will be stored in appropriately sized and fully bunded containers, or contained within an impervious bund area that has capacity of 110% of the container(s) storage capacity.

Containers will be Compliant with: • BS799 part 5

- Oil Pollution Prevention Guidelines (England & Wales) 2001 PPG2 - Above Ground Oil Storage Tanks
- Oil Pollution Prevention Guidelines (England & Wales) 2001 PPG26 – Drum and Intermediate Bulk Container Storage
- UN 1202 certified (for road haulage)

The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Any associated pipe work will be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets will be detailed to discharge downwards into the bund.

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5 Transportation and Traffic Management

A traffic management plan will be detailed in the Construction Phase Health and Safety Plan. The plan outlines provision for operatives, visitors, and delivery vehicles.

Arrangements shall ensure that all vehicles are clearly directed to the site and suitable arrangements are in place on site to receive and manage the delivery.

The site will be managed so

- The right machine will be used for the task – avoid inefficiently oversized machines
- That any vehicles do not have to wait to park safely, where this is not practical no vehicles shall be left idling.
- Plant is serviced correctly and regularly
- Low carbon fuels are used where possible
- Plant is operated efficiently (e.g., minimising idling time and using appropriate power)
- Site parking will be at the site compound as per the Site Set up plan **See Appendix D**

The traffic management plan will take into consideration the requirement for emergency vehicles attending the site or adjacent properties, to have unhindered access at all times, as far as is practicable.

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6 Land contamination

There are no adverse ground conditions and/or contamination within the footprint of the site. However, all operatives will be vigilant for any unusual form of contamination that may have been disposed/dropped over the site. Therefore, during site clearance and construction the following precautions would be taken to minimise the exposure of Site workers to potentially harmful substances:

- Adherence to the COSHH Regulations 2002 and the CDM Regulations 2015
- The requirement for all Site workers to wear and utilise appropriate and well-maintained PPE and, where necessary Respiratory Protective Equipment (RPE).
- The provision of adequate facilities and procedures to enable Site workers to wash and change.
- The use of dust suppression techniques.
- The sealing of stockpiled material on the site and holding area and covering of materials being transported to and from the Site.

If hazardous waste is discovered and is required to be removed from site, stockpiling of such material will be kept to a minimum and the storage area must be secure to ensure the risk of leaching into any water courses is negated.

When disposing of any contaminated wastes, carriers and disposal sites must be verified for the type of waste stream prior to any waste removal. Prior to any soils being removed from site, a comprehensive test will be carried out to determine whether the soils are inert/hazardous or non-hazardous. The results of this testing will determine which disposal route is most appropriate.

In the event that contamination is found at any time when carrying out the development that has not previously been identified it shall be reported immediately in writing to the local planning authority.

An investigation and risk assessment shall be undertaken. Where remediation is necessary it shall be agreed with the local authority and a verification report submitted to the LPA upon completion.

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7 Ecology & Biodiversity

Desktop and field surveys of the site have been completed by qualified and experienced professionals.

All habitats with the proposed site area and immediate adjacent to the proposed development footprint were noted, and the potential for protected or otherwise notable species were assessed. Where any incidental sightings or indirect evidence of species presence were seen, this was recorded. The Landscape, Biodiversity & Amenity Strategy has been submitted as part of the planning application, a copy of which will be kept on site, and can be found in Appendix E.

7.1 Landscape

The Landscape designer will identify existing landscaping or newly planted landscaping that needs to be protected. Protection required shall be in accordance with BS5837:2012 Tress in relation to design, demolition, and construction – Recommendations.

The habitat features are of ecological importance, all existing trees and hedgerows to be retained shall be protected from damage for the duration of the works on site, by the erection of protective fencing in accordance with British Standards 5837:2012.

Any tree surgery required will be carried out by a competent arborist and in accordance with BS3998:2010 Tree Work Recommendations.

A pre-commencement meeting with the local authority tree officer and the appointed tree surgeon to discuss the implementation of tree protection and tree works shall be arranged. It is likely that works to the trees will take place during the bird nesting season.

See **587.01.A Ty Mawr, Pontardawe** for the proposed Landscape Biodiversity & Amenity Strategy

7.2 Bats

All bat species, their breeding sites and resting places are fully protected by law, namely the Conservation Regulations 2010 (as amended), Wildlife & Countryside Act 1981 (as amended), Natural Environmental & Rural Communities Act 2006 (NERC)

This development has had a Protected Species Survey (bats) undertaken by David Rees , 07969 146776 , davidrees220@hotmail.com, - See Appendix F to consider key features and habitats within the phase of construction and mitigation and this is to be submitted to and approved in writing by the Local Planning Authority. the report concluded there will not be further surveys for Bats required or a European Protected Species (EPS) derogation licence

7.3 Reptiles

The surrounding habitat has the potential to support species protected under the Conservation of Habitats and Species Regulations 2010 and/or the Wildlife and Countryside Act 1981(as amended).

Contractors shall be advised through toolbox talks of this fact and to be vigilant when carrying out works.

If any protected species are encountered during works the activity shall be halted and a licensed ecologist contacted for advice.

7.4 Nesting Birds

The hedgerows and trees present within the site are considered to have the potential to support nesting birds.

Superseded

 INTEGRATED MANAGEMENT SYSTEM	Construction Environmental Management Plan	Ty Mawr Pontardawe
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A pre-commencement meeting with the local authority tree officer and the appointed tree surgeon to discuss the implementation of tree protection and tree works shall be arranged. It is likely that works to the trees will take place during the bird nesting season.

An ecologist shall be appointed to check vegetation for signs of breeding bird activity before clearance. It is against the law to damage or destroy a nest that is in use or being built. This applies to all wild birds. Bird breeding season is usually considered to be March to August inclusive, but on occasion birds may nest outside of this season.

If nesting birds are found that could be disturbed by site activities, the area should be cordoned off and advice sought from the Environmental advisor. It may be that the nest needs to be protected until the eggs have hatched and chicks have left the nest. In the event of any unexpected discoveries of protected or invasive species that could be impacted by Contractor activities, works must cease and the discovery must be reported to the SHE Manager/ Environmental advisor.

7.5 Hedgerows / Vegetation

The habitat features are of ecological importance, all existing trees and hedgerows to be retained shall be protected from damage for the duration of the works on site, by the erection of protective fencing in accordance with British Standards 5837:2005.

A pre-commencement meeting with the local authority tree officer and the appointed tree surgeon to discuss the implementation of tree protection and tree works shall be arranged. It is likely that works to the trees will take place during the bird nesting season.

7.6 Tree Protection Requirements

The habitat features are of ecological importance, all existing trees and hedgerows to be retained shall be protected from damage for the duration of the works on site, by the erection of protective fencing in accordance with British Standards 5837:2005.

A pre-commencement meeting with the local authority tree officer and the appointed tree surgeon to discuss the implementation of tree protection and tree works shall be arranged. It is likely that works to the trees will take place during the bird nesting season.

All works on-site will be carried out in accordance with the tree and hedge protection measures recommended BS3998:2010 Recommendations for Tree Work

To minimise accidental damage, any overhanging branches should be pruned back to suitable live growth points. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, i.e. BS3998:2010 Recommendations for Tree Work.

The Principal Contractor must liaise with the suitable authorities and/or Client before pollarding any trees.

7.7 Invasive & Injurious Plant Species

The site visit did not identify any invasive or injurious plant species, and as such it is not considered at risk at this site.

Should invasive or injurious plants become suspected during the works, then works are to stop immediately and contact the Site Manager. Advice to be sought by qualified ecologist for the production of a suitable revised method statement and risk assessment. Works may need to be re-scheduled.

Superseded

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8 Resource use

The principal Contractor will ensure, where practicable, the use of recycled or sustainable materials sourced from a responsible source, where possible BES 6001 certified. Furthermore, all Concrete should be obtained from a certified sustainable source, wood must have chain of custody documentation and be FSC/PEFC certified, and Steel should have Cares or similar certification.

A dedicated area will be maintained for storage of all materials and due care and appropriate handling will be undertaken at all times to reduce any risk of damages and wastage. Packaging of items should not be removed until required, to ensure maximum potential for returning of unused goods.

Superseded

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9 Energy Consumption/Monitoring

“Switch it Off” schemes and other energy saving campaigns shall be implemented on site to encourage all personnel to consider their carbon footprint. Use of car sharing shall be encouraged. This shall also be covered within the site induction and toolbox talks held relating to the subject.

Superseded

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10 Community liaisons

10.1 Communication with local residents/businesses

The Site Manager and Contracts Manager will be responsible for monitoring communications between all relevant parties to the project ensuring that all environmental matters to the project are discussed and managed and observation of the communications will be documented in the weekly site meetings and sent by e-mail.

Displayed Information Relevant site contacts, developer contacts, layout and location plans and drawing detailing the location and construction of the site compound, storage locations and car parking are to be displayed on an information board at the site entrance.

10.2 Site contacts

Contact details will be displayed on the hoarding with regular updates for the nearby stakeholders informing them of the progression, forthcoming traffic movements and any potential disruption and sustained noisy periods.

Contact details may include, but not limited to:

- Principal Contractor, name contact number, address
- Emergency Contact name and contact number
- Alternative emergency contact name and contact number

10.3 Complaint's procedure

Any complaints will be logged, fully investigated, and responded to quickly, advising what action has been taken, and are to be recorded.

A dedicated person shall be nominated to be responsible for dealing with any complaints throughout the duration of the project. This person will have the appropriate authority to resolve complaints. Contact details will be posted on the information board at the site entrance.

Complaints received and actions taken will be reported at the appropriate site meeting (e.g., monthly site health, safety & environmental meeting / monthly progress update meeting)

The Local Authority Environmental Health Team / Environmental Agency may also be contacted by residents.

Contact Details

Organisation	Location	Contact No.	Role
Principal Contractor nominated person	Site	07867 497742 Jake@tadbuilders.co.uk	Dedicated Person
Local Authority Environmental Officer	Environmental Health, NPTC The Quays, Brunel Way, Baglan Energy Park, Port Talbot SA11 2GG.	01639 686868	Local environmental health and planning conditions
Environmental Protection Agency	Natural Resources Wales, Cambria House, 29 Newport Road, Cardiff, CF24 0TP	0300 065 3000 enquiries@naturalresourceswales.gov.uk	Permits and advice on the natural environment.

Superseded

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11 Pollution prevention & Emergency response plan

THE UK Governments Pollution Prevention Guidance PPG1 will be used to guide all prevention measures.
A full Pollution prevention plan can be found in **Appendix C**.

Superseded

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12 Site Environmental Documentation

All environmental documentation must be kept on site at all times and be available for inspection. Site personnel will be made aware immediately, if any significant changes in works procedures are implemented.

Initial start-up documentation will include the following:

- Site Set Up checklist (In Construction Phase Plan)
- Impacts and Aspects Matrix (Appendix A)
- Environmental Risk Assessment (Appendix B)
- Construction Environmental Management Plan (This Document)
- Site Waste Management Plan (In Construction Phase Plan)

Superseded

 INTEGRATED MANAGEMENT SYSTEM	Construction Environmental Management Plan	Ty Mawr Pontardawe
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13 Auditing and Monitoring

An audit schedule will be set up at project start. It is the responsibility of the site management to ensure all documentation and evidence required for audit purposes is kept up to date and freely available for inspection at all times.

Weekly site inspections will be carried out to ensure environmental risks are being managed appropriately.

Superseded

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14 Neighbouring Developments

At present there are no neighbouring developments with planning consent that will have an impact on these works. Should this change in the future this section of the report will be updated.

Superseded

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Appendix A: Aspects & Impacts.

Superseded

Aspect	Legislation	Impact	Risk	Mitigation Measures
Nuisance - Dust	EPA ACT 1990 Clean Air Act 1993	Deposition of dusts Reduction of Air Quality Statutory nuisance	Complaints Local Authority Action Clean up costs Legal Action Risk to Reputation	Alternative techniques Dust inhibitors Monitoring dust generation & spread Covering all loose materials Construction Environmental Management Plan Considerate Constructors Scheme
Nuisance - Noise & Vibration	EPA ACT 1990 Clean Neighbours & Environment Act 2005 Control of Pollution Act 1974	Disturbance to Residents Statutory Nuisance	Complaints Local Authority Action Legal Action Risk to Reputation	Site Waste Management Plan. Considerate Constructors Scheme Noise Monitoring. Restricted working hours. Letter Drops. Screening measures.
Waste	EPA ACT 1990 Control of Pollution Act 1974 Environment Act 1995 Waste Regs Hazardous Waste Regs Duty of Care	Disposal costs Transportation Impacts Resource Usage Capacity on site and off site to landfill	Breach in duty of care Prosecution Excessive disposal costs Risk to Reputation	Site Waste Management Plan. Reduce Reuse Recycle Segregate Waste Streams Training & TBTs Duty of Care checks- disposal licences
Water	Waster Industry Act 1991 Water Resources Act 1991 Water Act 2003 Ground water Regulations 1995 Environmental Permitting 2010	Water quality & groundwater quality reduction Pollution. Water Charges Excessive Consumption	Legal Action & Clean Up costs Failure in meeting consents. Uneconomical use of water Enforcement Action.	Surface Water consents Trade Effluent consents Monitoring discharges and compliance Environmental Incident Procedures. Spill kits/mitigations Training
Contaminated Land	Contaminated Land Regs 2006 Control of Pollution Regs.	Spread of Contaminated land. Pollution to water courses. Human Interface	Possible Prosecution Clean Up Costs Illness to Humans	Construction Environmental Management Plan Compliance with the Regs. Training of Personnel TBTs
Ecology	Wildlife & Countryside Act 1981 Environment Act 1995 Conservations Regs.	Loss of Habitat Loss of valuable species Damage to both	Legal Action Risk to Reputation Reinstatement Costs	Construction Environmental Management Plan Tree Surveys and Species Surveys Protective fencing and signage for sensitive areas
Heritage & Archaeology	Ancient Monument & Archaeological Areas Act Heritage Act Planning Act	Loss of heritage	Complaints & Legal Action Delays & Disruption	Archaeology Assessments Watching Briefs Awareness Training
Transportation	Road Traffic & Vehicle Emissions Regs. London Plan.	Nuisance to the local community Negative visual impacts Unsafe conditions for road users	Increase in RTAs Increase to congestion. Increase to poor air quality	Construction Environmental Management Plan Wheel wash facilities Road inspection & cleaning Traffic Management Plan
Visual Amenity (Detriment)	Town & Country Planning Act 1990 Planning Act 1990	Loss of visual and physical amenity	Complaints & Legal Action Delays & Disruption Protests by individuals or groups	Adherence to the LPA planning process. Public consultation & engagement. Considerate Constructors Scheme
Consumption of Resources	EPA ACT 1990 Ozone Protection Act COSHH	Demand for consumables both on the site and in the office – for example Use of electrical equipment Use of water Use of fuel Use of virgin aggregate	Potential for depletion of non-renewable resources and habitat disruption by suppliers Risk to reputation	Effective Supply Chain Management Use of material from sustainable sources Use of FC Timber

Superseded

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Appendix B: Preliminary Environmental Risk Assessment.

Preliminary Environmental Aspect & Impact Risk Assessment											
Environmental Aspect	Potential Environmental Impact	Risk			Total	Control Measures	Residual Risk			Total	Guidance
		O	+D	x C			O	+D	x C		
DUST	Contamination of water courses Legal Action by Statutory Authorities	4	2	8	48	Pollution Prevention Plan Dust sheets/damping down via Bowser Environmental Monitoring	3	2	6	36	CEMP
NOISE	Complaints by residents Legal Action by Statutory Authorities Disruption to wildlife	3	2	6	30	Local council Code of Practice Monitoring Low noise plant /ensure no idling engines	2	2	6	24	Local council Code of Practice
WASTE	Pollution/contaminated land Legal Action by Statutory Authorities	4	3	6	42	Site Waste Management Plan Environmental Monitoring Duty of Care/Transfer Notes Training Segregation of waste	2	2	8	32	Site Waste Management Plan
WATER	Contamination of groundwater/surface waters/rivers Impacts on wildlife Potential harm to humans Failure to meet consents Legal Action by Statutory Authorities	4	4	10	80	Environmental Monitoring Obtain appropriate licences/consents Spill kits complete and readily available Consider flooding when positioning plant, fuel store etc	3	3	8	48	Monitoring will be undertaken on a weekly basis, procedures are set out in the Pollution Prevention Plan. An up to date log will be kept in the Environmental file and any findings will be communicated to the relevant persons.
TRAFFIC	Traffic congestion Complaints from public	4	3	6	48	Traffic Management Plan	3	2	4	20	Traffic Management Plan
ECOLOGY	Loss, destruction, harm or disturbance of wildlife or habitat Reduction in endangered species Spreading of invasive plants Legal Action by Statutory Authorities	4	3	10	70	Environmental Monitoring Training/Toolbox Talks/Species Identification Information Ecological Assessment Application for appropriate consents/licences Fencing off sensitive areas	2	2	10	40	Nature Conservation Plan

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RESOURCE USE	Generation of additional waste streams Reduction of fossil fuels Destruction of non-sustainable forests	4	2	6	36	Re-use of materials Prevention of over-ordering Appropriate storage of materials FSC Timber Usage Switch It Off Schemes	2	1	4	12	All waste streams have been identified, any additional waste streams will be added to the Site Waste Management Plan Further procedures can be found in the Pollution Prevention Plan
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Likelihood of Occurrence (O)		+ Likelihood of Detection (D)		X Severity of Consequence (C)	
Criteria	Rank	Criteria	Rank	Criteria	Rank
V High	5	V High	1	V High	10
High	4	High	2	High	8
Moderate	3	Moderate	3	Moderate	6
Low	2	Low	4	Low	4
V Low	1	V Low	5	V Low	2

Author:

Date:

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 INTEGRATED MANAGEMENT SYSTEM	Construction Environmental Management Plan	Ty Mawr Pontardawe
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Appendix C: Pollution Prevention Plan.

1.0 Purpose

To ensure that incidents occurring within the Ty Mawr Development site that have a potential risk of pollution to the environment are dealt with in a safe manner to ensure minimal environmental impact.

2.0 Definition Incidents include:

Spill: including the following:

- ‘Oil’ including petrol, diesel, central heating oil, lubricating oil, mineral oil, vegetable and plant oil, heavy oil i.e. bitumen, solvents i.e. paraffin, waste oil
- Spills from ‘fly tipped’ waste
- Firewater pollution entering the drainage system (water used to fight fires can contain dangerous substances)
- Drainage system failure
- Chemical incidents are managed through specific department procedures

3.0 Scope

This procedure applies to incidents involving a ‘spill’ as defined above.
It covers the Ty Mawr site, Contractors and all staff.

4.0 Responsibility

- Principal and sub contractors are defined as ‘persons who have responsibility for maintaining equipment containing oil, managing equipment containing oil’ or ‘accepting delivery of oil products for equipment’.
- Key locations are defined as ‘areas where bulk delivery of oil takes place, equipment where oil is located, maintenance activities involving oil’ and ‘chemical stores’.
- The Principal Contractor is responsible for ensuring that adequate spill response kits are available at key locations.
- The Principal Contractor is responsible for ensuring key staff has received training on how to deal with a spill within their area of responsibility.

5.0 Procedure

5.1 Discovering a spill

- Take measures to protect life, including your own. If possible, remove injured persons from danger and if you have first aid skills then render them if safe to do so.
- Take all reasonable measures to prevent access to the area. For any significant* spill, inform Urdd staff and request assistance. Inform Safety and Health Services if the spill is on the roadway or walkway or presents a significant risk to health and safety. The Principal Contractor will alert the fire brigade of any significant* spill involving petrol.
- If safe to do so, try to control the spill to prevent escape to the drainage system by any practical means i.e. by using a spill kit. Do not attempt to deal with the spill without appropriate safety glasses and gloves AT A MINIMUM for Oil/Diesel. Stop the flow of oil if possible, any pumps should be stopped and switched off. Where a spillage occurs during a pipeline receipt, pumping should be stopped immediately.
- If possible, isolate the area - cordon off the contaminated area, keep people at least 5 metres from the spill.
- Do not leave the spill site - someone should be present continuously until the oil is cleaned up and the danger removed.

5.2 Reporting a spill

- Contained Spill – where a small spill (less than 5 litres or less than 1 metre in diameter) has been contained and successfully cleaned up please contact the Urdd to report the spill and summarise action taken. Ensure once you have cleaned the spill you book a collection for the contaminated spill kit order a replacement from Sustainability.
- Significant and large spill– where a significant (Greater than 5 litres or greater than 1 meter in diameter) or a large (Greater than 25 litres) spill occurs contact the Urdd immediately stating the exact location of the spill, substance spilt (if known), approximate quantity spilled and if the substance has entered the drainage system.

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 INTEGRATED MANAGEMENT SYSTEM	Construction Environmental Management Plan	Ty Mawr Pontardawe
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- Where spillages have entered a drainage system, the person discovering the spill should immediately contact the following:
 - o Surface Water Drain – Report the spillage to the Natural Resources Wales on 0300 065 3000.
 - o Private Drain – Report the spillage to Natural Resources Wales on 0300 065 3000
 - o Unknown drain type – Report the spillage to Natural Resources Wales on 0300 065 3000
 - o In all circumstances, also contact the relevant people as described in 5.2

5.3 Containing a spill – Step 1

- Immediate steps using the correct PPE should be taken to control the flow of the liquid being spilled.
- Assess the situation and contain the spillage with minibooms and other absorbents. Concentrate on containing the spill by preventing the liquid from entering the drains.
- At the same time as the leak is being controlled, contain the spilled material in as small an area as possible using absorbent minibooms to create a ‘dam’ around the spill.
- Do everything possible to keep it from spreading or getting worse. Once the spill has been contained, pads (or pillows for larger spills where available) may be placed on the spill area to absorb the spill to relieve the burden on the minibooms

5.4 Cleaning a spill - Step 2

- If you haven’t already done so, place absorbent pads on the spill area to soak up the spill.
 - Replace saturated pads as necessary until all the spill has been soaked up.
 - For larger spills, cushions where available, should be used instead of pads.
- Do not hose down the area and allow any fluid to enter drainage systems.**

5.5 Waste disposal – Step 3

- All used spill kit and PPE should be disposed of in the polybags provided in the spill kit. All used spill kit material is classified as hazardous waste and must be disposed of under The Hazardous Waste Regulations 2005. All waste leaving site must be accompanied by a Hazardous Waste Consignment Note.
- The bag should be closed using a cable tie (provided in the kit) and taken to a secure area, which should ideally be bundled until disposal arrangements have been made by Sustainability.

6.0 Equipment

6.1 Spill kits

- Each Site Spill Kit contains, as a minimum.
- Absorbent Pads - Used to soak up spills after they have been contained
- Absorbent Minibooms - Used to contain a spill by creating a ‘dam’ around it
- Disposal bags and ties - for the disposal of used spill kit
- Personal Protective Equipment

7.0 Specialist Contractors

The following contractor can be contacted to provide 24/7 emergency service, implementing containment, control and clean up measures.

<i>Spill Response Wales</i>	Contact: Alex Moore
<i>Sustainable Technology Centre</i>	Tel: 01550 721301
<i>Maes y Fforch</i>	Mob: 07971 694809
<i>Babel</i>	
<i>Llandovery</i>	Fax: 01550 721071
<i>Carmarthenshire</i>	
<i>SA20 0AJ</i>	

8.0 Records

The completed Hazardous Waste Consignment Note(s) must be retained for a period of at least three years to satisfy the legal requirements under the Hazardous Waste Regulations

9. Contacts

- | | |
|---------------------------|----------------|
| • Natural Resources Wales | 0300 065 3000 |
| • Dwr Cymru Welsh Water | 08000 052 0130 |

Superseded

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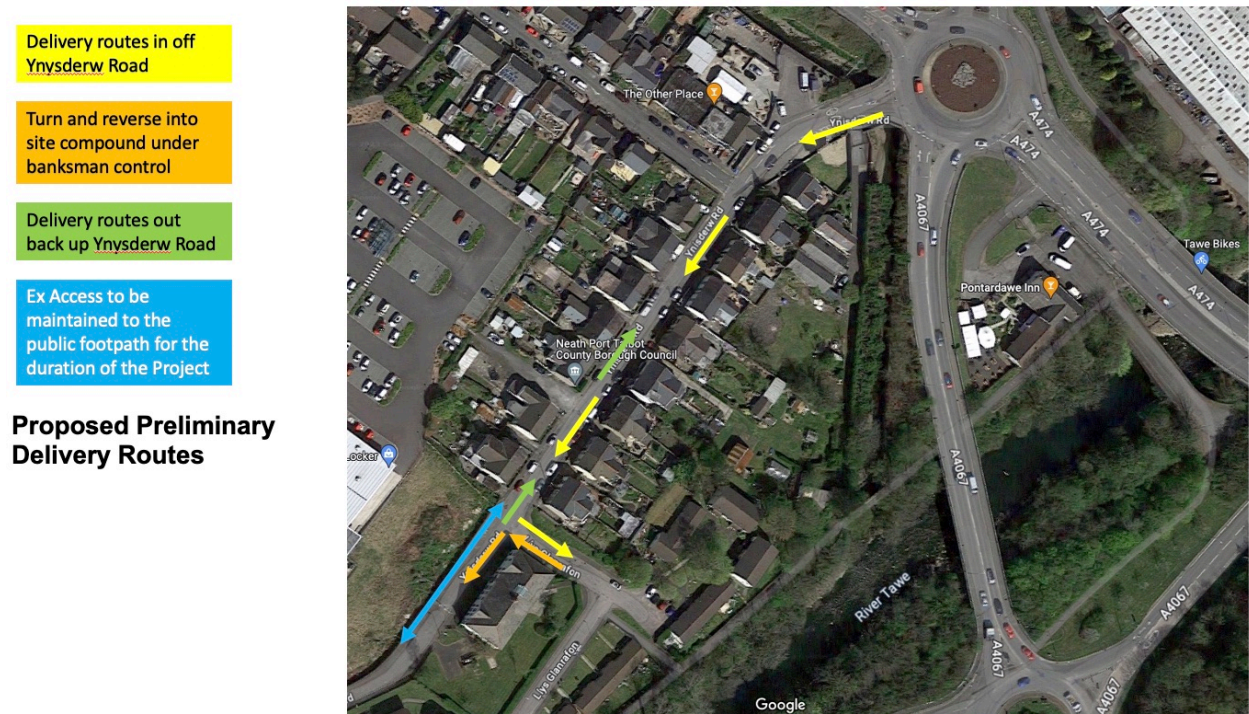
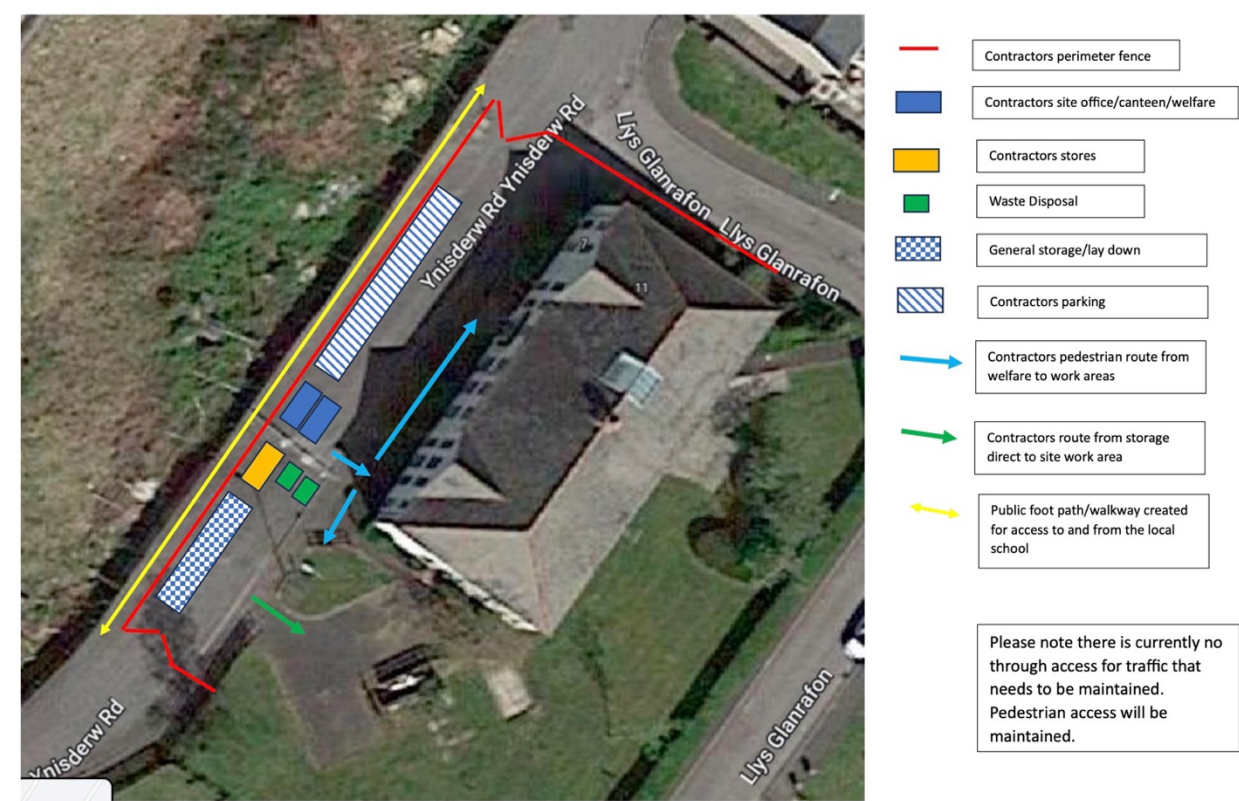
- | | |
|------------------------|------------------------------|
| • Emergency Services | 999 |
| • Spill Response Wales | 01550 721301
07971 694809 |

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Appendix D: Site Set Up & Traffic Management

SEE ATTACHED PLANS BELOW



Superseded

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Appendix E: Landscape Biodiversity & Amenity Strategy
587.01.A Ty Mawr, Pontardawe

Landscape, Biodiversity
& Amenity Strategy

The landscape proposals will provide an attractive setting to the proposed extended building and integrate the development into the surrounding community.

Planting includes a mix of flowering and evergreen perennial and shrubs as well as wildflower lawn, to improve biodiversity and bring wildlife into the garden. The native hedge around the site boundary is retained to provide a wildlife corridor around the site and soften views into the site.

A seating area will be complemented with scented flowering plants.

Surface water and roof water will be captured and drained into a single rain garden, planted with SUDS-specific turf. Bin and cycle stores will be supplied with sedum and wildflower roofs for pollinators.

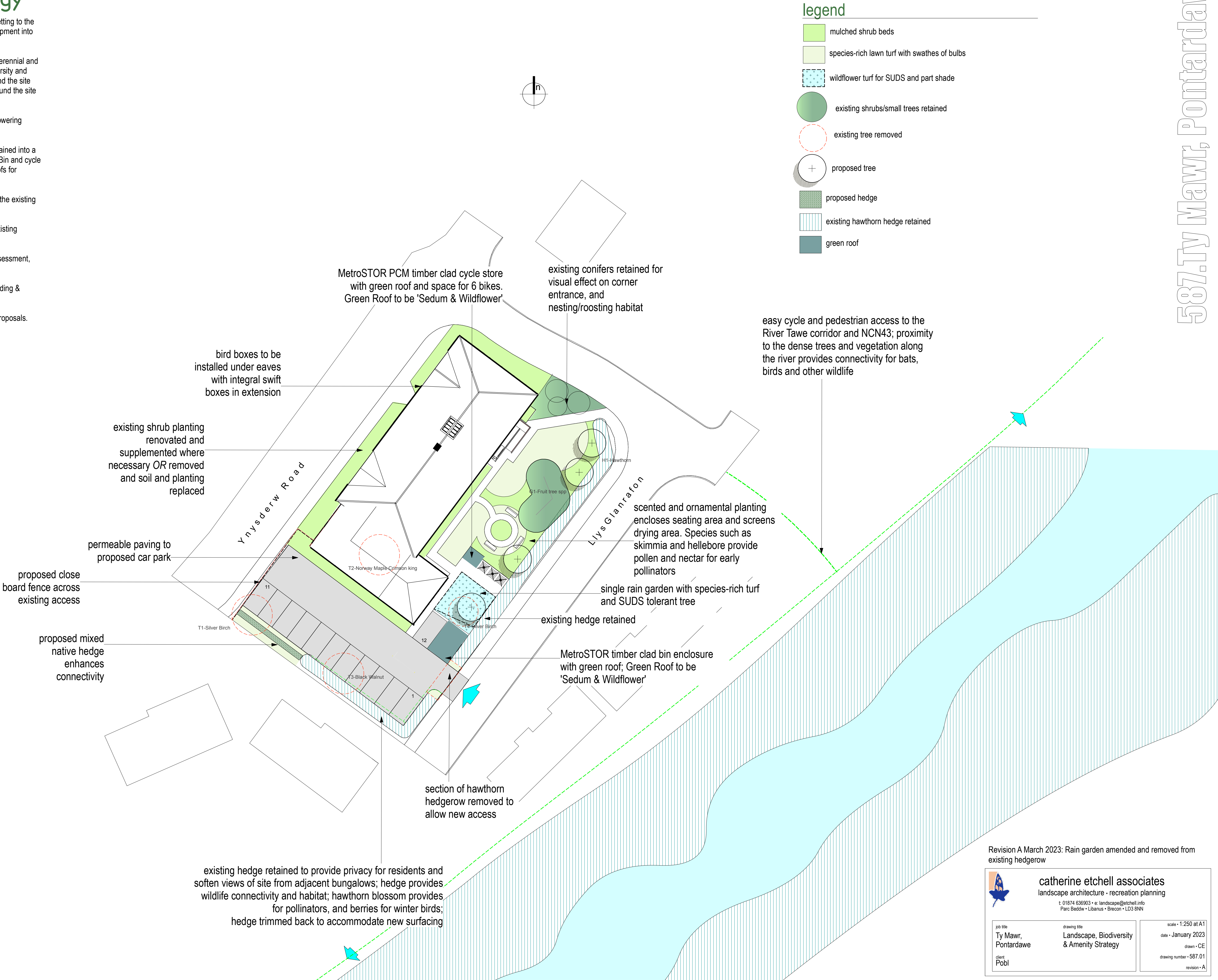
Proposed trees will partly mitigate for the removal of the existing trees and will soften the height of the building.

House Martin and Swallow cups to be installed on existing building, and integral Swift boxes on the extension

For tree survey data, constraints plan and impact assessment, refer to Arboricultural Report by ArbTS

For Ecology recommendations, refer to draft Bat Building & Activity Report prepared by David Rees

For SUDS details, refer to Chamberlain Moss King proposals.



587.Ty Mawr, Pontardawe

Revision A March 2023: Rain garden amended and removed from existing hedgerow



catherine etchell associates
landscape architecture • recreation planning
t 01874 636903 • e: landscape@etchell.info
Parc Beddw • Libanus • Brecon • LD3 8NN

job title Ty Mawr, Pontardawe	drawing title Landscape, Biodiversity & Amenity Strategy	scale • 1:250 at A1 date • January 2023 drawn • CE drawing number • 587.01 revision • A
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Superseded

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Appendix F: Bat Survey

Draft Ty Mawr Bat Report 26 11 2021

Superseded

POBL GROUP

TY MAWR, PONTARDAWE

BAT BUILDING INSPECTION AND ACTIVITY REPORT

26 November 2021



Telephone:- 07969146776
e-mail:- davidrees220@hotmail.com

Superseded

POBL GROUP

TY MAWR, PONTARDAWE

BAT BUILDING INSPECTION AND ACTIVITY REPORT

Document Ref: Doc 01 – 26/11/2021

Issue	Revision	Stage	Date	Prepared by
1		DRAFT FOR REVIEW	26/11/2021	David Rees

Superseded

CONTENTS

- 1.0 Introduction**
- 2.0 Methodology**
 - Desk study
 - Daytime Inspection Survey
- 3.0 Results**
 - Desk study
 - Daytime Inspection Survey
- 4.0 Legislation, Policies and Plans**
- 5.0 Conclusions and Recommendations**

References

Superseded

1.0 INTRODUCTION

- 1.1 David Rees was commissioned to undertake a building inspection with particular regard to the likely presence of roosting bats and nesting birds at the disused Ty Mawr structure located in Pontardawe (Grid Ref: SN 72269 03650). The structure is proposed to be renovated with an extension constructed on the south western elevation.
- 1.2 An external and internal inspection of the barn was conducted on the 28th August 2021 by David Rees whom is a suitably experienced ecologist¹. The building is a two storey rendered structure with a pitched slate roof that possesses a large skylight. The structure has an associated curtilage of amenity grassland and standard trees that are bordered by a species poor hedgerow to the south and east. The site is bordered by residential properties to the north, south and east; whilst a retail park and boundary waste/grassland was located to the west. The River Tawe riparian corridor was located approximately 50m south east of site and was considered to be suitable foraging and commuting habitat.
- 1.3 The building as a whole was generally in a good condition with only limited bat roosting features associated with the rear single storey porch and a single hole in a ridge tile located on the south western gable end; and was considered to be of low bat roosting potential as described within the BCT 2016 Guidelines, requiring a further bat survey to establish whether the building is utilised by roosting bats. During August 2021 a dusk survey was conducted at the structure by three experienced surveyors.
- 1.4 This report provides a summary of the daytime inspection and bat activity report undertaken in August 2021 (respectively), and includes recommendations on any ecological constraints/ opportunities associated with the proposed works.

¹ Full Member of the Chartered Institute of Ecology & Environmental Management with 5+ years experience in bat survey work & NRW bat licence holder S090295/1.
Pobl Group
Ty Mawr, Pontardawe
[Bat Building Inspection and Activity Report](#)
Doc 01

Superseded

2.0 METHODOLOGY

2.1 In order to establish the baseline ecological conditions on site and in the adjoining habitats, a combination of desk-based consultation and building inspection was undertaken August 2021.

Desk study

2.2 This element of the work primarily involved an internet data search to identify any known records of bats or nesting birds onsite or within the surrounding area (within 2km and 1km radius respectively) that could require consideration as part of any development proposal (i.e. to inform constraints/opportunities).

Daytime Inspection

2.3 The ecological appraisal comprised of an external and internal inspection of the structure. In order to establish the potential presence of roosting bats (or nesting birds) at the building, the survey aimed to identify:

- if bats are, or have been, present within the building and, if so, which species are present;
- the type of roost (e.g. day roost, feeding perch, night roost, hibernaculum);
- how bats use the buildings (e.g. location of, exit and entrance points to potential roosts);

2.4 External surveys at the site involved the use of binoculars and ladder to identify possible access/entry points into the buildings and aimed to identify any evidence of use by bats such as droppings, staining, prey remains etc. The survey was undertaken from ground-level around the exterior of the buildings; and was assisted by the use of close-focus binoculars and a high powered torch (1 million candlepower). No internal inspection was conducted due to access issues.

Superseded

Bat Activity Surveys

- 2.5 The daytime inspection conducted at the barn identified the structure as being of 'low' bat roosting potential (as described in the Bat Conservation Trust 2016 guidelines) due unto the limited potential access points to the roof structure. As described within the guidelines, buildings with Low potential require at least single dusk survey to establish the likelihood of bats being present, with a single survey required between May-August. In order to achieve visual coverage of the potential access/entry points associated with the structure, a team of 2 surveyors were present during the survey.
- 2.6 The dusk emergence survey was undertaken on the 28th August 2021 by three experienced surveyors. The dusk emergence survey commenced 15 minutes prior to sunset and extended for approximately 90 minutes after sunset (BCT, 2016).
- 2.7 Weather conditions were of no constraint to the survey with no precipitation experienced during the dusk survey and a light wind (Beaufort 1-2). A maximum temperature of 18°C and a minimum of 17°C was recorded during the survey.
- 2.8 Surveyors were positioned to ensure maximum coverage of the buildings, with the surveyors located north, south west and east of the structure. Full spectrum detectors (Peersonic & Echo Meter Touch 2) were used to allow both in field and office based sonogram analysis of bat calls. All calls were recorded and identified on computer-based sonogram analysis software (Wavesurfer) and BatClassify.

Superseded

3.0 RESULTS

Desk study

- 3.1 The internet data search confirmed that there were no records of bats onsite with only two records of Pipistrelle *Pipistrellus* sp. Identified within a 2km radius. However, multiple records of bats were identified within 5km of site, the majority of which were comprised Pipistrelle sp. with smaller number of Myotis sp. and a single Greater Horseshoe bat *Rhinolophus ferrumequinum* record. The records of the crevice dwelling and free hanging bat species were considered to be of limited relevance to the structure.
- 3.2 A number of roof nesting birds were identified within 1km of site including House Sparrow *Passer domesticus*, Starling *Sturnus vulgaris*, Jackdaw *Corvus monedula*. The structure possessed features that could potentially be utilised by all the species.

Day-time inspection

Overview

- 3.3 The results of the day-time inspection are summarised in the following sections.

External Survey

- 3.4 The Ty Mawr building was a two-storey structure with a pitched slate roof (Cover Photo & Photo 1) that possessed a large glass skylight (Photo 2). A large ventilation cylinder with a cone shaped top was located at the centre of the roof (Photo 3) and two dormers roofs were located along the north western elevation (Photo 4 & 5). A rear single storey mono pitched roof was located on the south eastern elevation (Photo 6). The structure possessed wooden doors, window frames, soffits and fascias whilst metal rainwater goods were evident around the structure. However, the ground floor windows were boarded up due to vandalism (Photo 7).
- 3.5 The structure was generally in a good condition with very limited potential bat roosting features associated with a single broken ridge tile on the south western extent of the roof (Photo 8) and small gaps under the rear porch roof (Photo 9). No evidence of roosting bats was identified externally.
- 3.6 No internal access was possible to the structure due to access issues. However, the limited potential bat roosting features and absence of bat roosting evidence meant the structure was considered to be of low bat roosting potential (BCT, 2016).

Superseded

Photo 1: Northern western elevation (view looking south east).



Photo 2: Southern elevation of barn (view looking north east).



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Photo 3: Ventilation shaft with cone shaped top.



Photo 4: South western dormer (view looking south east).



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Photo 5: North eastern dormer and front entrance.



Photo 6: Rear porch entrance (view looking north).



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Photo 7: Boarded up windows on south eastern elevation (view looking north west).



Photo 8: Broken south western Southern elevation's western gable end with exposed stone wall.



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Photo 9: Small gaps under rear porch roof (view looking north).



Surrounding Habitat

- 3.7 The structure's curtilage was comprised of amenity grassland lawns located to the south and east (Photo 10), which possessed standard trees such as Ash *Fraxinus excelsior*, Silver Birch *Betula pendula* and Copper Norway Maple *Acer platanoides schwedleri*. The lawn area was bordered by a species poor hedgerow that was dominated by Hawthorn *Crataegus monogyna* (Photo 11). Stands of Cotoneaster were also identified in the site curtilage. Cotoneaster is listed under Schedule 9, Section 14 of the Wildlife and Countryside Act 1981 (as amended), making it is an offence "to plant or otherwise encourage" their growth.

Superseded

Photo 10: Amenity grassland and standard trees (view looking south)..



Photo 11: Species poor hedgerow dominated by Hawthorn.



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Bat Emergence Survey Results

Dusk Emergence Survey 28th August 2021

- 3.8 During the evening emergence survey no bats were seen to emerge from the building with low levels of bat activity recorded around the structure and its curtilage. It was evident that the majority of the structure's elevations (exception being the south eastern elevation) were well lit from the artificial street lighting located on Ynisderw Road and Llys Glanarfon. From both in-field and sonogram analysis it was determined that the calls were made by individual commuting and foraging Common Pipistrelle *Pipistrellus pipistrellus* and Soprano Pipistrelle *Pipistrellus pygmaeus*; whilst individual Noctule *Nyctalus noctule* were identified foraging high above site. The first bat recorded was a Common Pipistrelle recorded commuting from an offsite northern location, flying along Ynisderw Road along the north western elevation to an offsite south western location at 20.23h approximately 23 minutes after sunset (20.00h).

Superseded

4.0 LEGISLATION, POLICIES AND PLANS

- 4.1 The following international, national and local legislation and planning policies pertaining to bats, nature conservation and biodiversity are considered of some relevance to the renovation and extension works.

Legislation Pertaining to the Protection of Bats

- 4.2 Under Annex II of the *Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora* (EC Habitats Directive) some bat species are listed as of Community Interest, the conservation of which requires designation of Special Areas of Conservation (SACs); Under Annex IV of the EC Habitats Directive all bat species are listed as of Community Interest, in need of strict protection. In England and Wales, the EC Habitats Directive has been transposed into law in 1994 and, following recent amendments is set out in the *Conservation of Habitats & Species Regulation 2010* to give bats, their breeding sites and resting places a high level of strict protection making it an offence (subject to certain specific exceptions) to deliberately capture or kill/injure a bat, to damage or destroy a place used for shelter or protection or to deliberately disturb a bat in such a place.
- 4.3 Bats are also afforded protection within England and Wales under the Wildlife and Countryside Act 1981 (as amended); Countryside and Rights of Way Act 2000; Natural Environment and Rural Communities Act 2006.
- 4.4 Case Law² has placed an onus on local planning authorities to satisfy ‘three tests’ under the Habitats Directive when determining applications that could affect European Protected Species. Essentially, these three tests are: i) that there is no satisfactory alternative; ii) that the proposed development is in the over-riding public interest (including those of a social or economic nature) and iii) the proposed development would not adversely affect the Favourable Conservation Status of the species locally.

Legislation Pertaining to Birds

- 4.5 Under the Wildlife & Countryside Act 1981 (as amended) all wild birds are protected against killing or injury and their nests against damage or destruction whilst they are being built or contain eggs/dependent young.

² Wooley vs. East Cheshire (2009) and Morge vs. Hampshire County Council (2010)
Pobl Group
Ty Mawr, Pontardawe
[Bat Building Inspection and Activity Report](#)
Doc 01

Superseded

Planning Policy Wales (2016)

- 4.6 This document set out the land use planning policies of the Welsh Assembly Government (WAG) with Chapter 5 dealing with Conserving and Improving Natural Heritage and Coast. The advice contained within PPW is supplemented for some subjects by Technical Advice Notes (TAN), with TAN 5 addressing Nature Conservation and Planning (September 2009).

Technical Advice Note (TAN) 5 – Nature Conservation and Planning

- 4.7 Under Section 2.4 within the TAN 5, *‘when deciding planning applications that may affect nature conservation local planning authorities should’*:
- Protect wildlife and natural features in the wider environment, with appropriate weight attached to priority habitats and species in Biodiversity Action Plans;
 - Ensure that all material considerations are taken into account and decisions are informed by adequate information about the potential effects of development on nature conservation;
 - Ensure that the range and population of protected species is sustained;
 - Adopt a step-wise approach to avoid harm to nature conservation, minimise unavoidable harm by mitigation measures, offset residual harm by compensation measures and look for new opportunities to enhance nature conservation;

Superseded

5.0 CONCLUSIONS AND RECOMMENDATIONS

- 5.1 The daytime inspection undertaken at the identified no evidence of roosting bats externally. The structure was in a good condition with only had limited potential bat roosting features associated with a broken ridge tile and a rear porch roof. A further dusk activity survey conducted at the structure did not identify any roosting bats with low bat activity recorded in the immediate vicinity.
- 5.2 On this basis, it is considered that the proposed renovation and extension works will not require further surveys or a European Protected Species (EPS) derogation licence. However, it is recommended that a precautionary approach to the works be adopted given the itinerant nature of some common bat species identified within a 2km radius of site i.e. Pipistrelle species. The possibility that the structure could potentially be utilised by individual bats on an irregular or occasional basis during future bat activity seasons could not be ruled out (highly unlikely) and a precautionary approach as follows would be appropriate:
- Builders advised prior to the start of works of the low risk that bats (or birds) could be present and the action to take should a bat be discovered (see below);
 - Any proposed roof works: Removal of roof to be undertaken by hand or using hand-tools (e.g. crowbars etc.);
 - In the unlikely event that a bat were discovered, all works would cease immediately and Natural Resources Wales (NRW) or the project ecologist contacted for advice on how to proceed.
- 5.3 The survey findings and recommendations described above are considered to provide sufficient information to demonstrate to the local authority that the Favourable Conservation Status (FCS) of bats in the immediate local area would not be adversely affected by the proposed renovation works.

Other considerations

- 5.4 No evidence of nesting birds was identified on the structure. However, it is recommended that a visual check of the roof features is conducted prior to the commencement of the conversion works. In the unlikely event an active nest was discovered during these works, activity would stop immediately and the project ecologist contacted. All nesting birds are protected under the Wildlife Countryside Act 1981.
- 5.5 The hedgerows and ornamental vegetation associated with the curtilage was considered to be suitable habitat for nesting birds and as such it is recommended that if any vegetation clearance is required it is conducted outside the nesting bird season (March-September inclusive) or proceeded by a visual inspection.

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- 5.6 The height of the structure which possesses verges and soffits means that it is potentially possible install Swift *Apus apus* boxes as well as House Martin *Delichon urbicum* & Swallow *Hirundo rustica* nest cups to enhance biodiversity locally.

Superseded

REFERENCES

- Bat Conservation Trust (2016). *Bat Surveys – Good Practice Guidelines*. Third Edition. Bat Conservation Trust, London.
- EUROPA. (2007). *Guidance document on the strict protection of animal species of Community interest under the Habitats Directive 92/43/EEC; Final version, February 2007.*
http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm
- Mitchell-Jones, A.J, & McLeish, A.P. Ed., (2004), 3rd Edition Bat Workers' Manual, 178 pages b/w photos, softback, ISBN 1 86107 558 8

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 INTEGRATED MANAGEMENT SYSTEM	Construction Environmental Management Plan	Ty Mawr Pontardawe
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Appendix G: Roles & Responsibilities

The Site Manager is responsible for:

- Ensure the site and all stored materials and chemicals are safe and secure.
- Ensure F10 notice, signage indicating where and whom visitors should report to are clearly displayed.
- The site is kept in a tidy and orderly fashion.
- Controlled access arrangements as so those entering site may avoid hazards.
- Emergency egress arrangement so those leaving site in the event of a pollution or spillage incident may do so safely.
- There are First Aid Facilities and appropriately trained First Aid staffs, spill kits are available and appropriately trained staff.

Ensure all those that work on site:

- Have a Site Induction including briefing on environmental issues pertinent to the project and relevant toolbox talks.
- Understand and obey the Site Rules.
- Are made aware of the Emergency egress arrangements, Muster points, First Aid facilities and First Aiders, spill and clean up procedures.
- Read and understand the site hazard board.
- Have current certification for activities as required.
- Are aware of all environmental matters which arise on site.

Ensure the activities on site:

- When necessary are carried out under Client Operational Safety Rules.
- Have, task specific risk assessments and method statements (RAMS) in place identifying any environmental issue which may be applicable.
- Are carried out in accordance with the requirements of any associated RAMS.

The Contract Manager is responsible for: -

- Ensuring that the CEMP is developed & held on site and that it is implemented throughout all phases of the project
- Ensuring the CEMP details are updated as and when relevant information is provided.
- Maintaining the CEMP and ensuring that all contractors and visitors comply with it.
- Ensuring that environmental issues identified within the Pre-Construction Information and the pre-construction site surveys and relevant information gathered from agencies, local councils etc are addressed.
- Producing environmental project specific controls for all significant risks identified and implementing control measures to minimise the risk of damage to the environment.
- Communicating the CEMP and other related document to employees, contractors and client representatives.

Contractors and visitors to the project will be responsible for: -

- Ensuring that the control measures identified from environmental surveys are implemented as they are relevant to their work / visit.
- Ensuring that the project management team are notified of any non-conformance of control measures or environmental incident where the environment has been put at risk.

The site safety Advisor is responsible for:

Ensuring work is carried out:

- In a safe manner.
- In accordance with any manufacturers' instructions etc., good standards of workmanship.
- Ensure site staff are working in accordance with agreed Risk Assessments and Method Statements (RAMS) particularly where activities have the potential to cause environmental harm.
- Health and safety advisor to complete the site waste management plan and ensure it is followed.
- Ensuring that the CEMP is implemented throughout all phases of the project.

Monitoring HSEQ issues by:

- Weekly checks and "toolbox talks" carried and recorded.

Superseded

 INTEGRATED MANAGEMENT SYSTEM	Construction Environmental Management Plan	Ty Mawr Pontardawe
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- Weekly site audits.
- Consulting workers on the effectiveness of measures to reduce risk to the environmental, reviewing and improving conditions or methods/procedures where appropriate.
- Keeping records of and reporting any incidents and close calls (near misses).