



Construction Environmental Management Plan (CEMP)

Afan United FC MUGA Renovation



Contents

1. Introduction	3
2. Construction Methods	3
3. General Site Management	4
4. Control of Nuisances	5
5. Traffic Management	6
6. Hours of Working.....	6
7. Responsible Persons and Emergency Contacts	7
8. Surface Water Management During Construction	7
9. Monitoring and Review	8
Appendix 1 – Site Setup Plan	9

1. Introduction

This Construction Environmental Management Plan (CEMP) sets out the approach to mitigating and managing environmental impacts during the construction phase of the following:

- Construction of a new **Community Hall, Changing Rooms, and Spectator Stand**
- **Replacement of the existing artificial playing surface** with a new **4G surface**
- All associated **drainage works**, including **attenuation crates installation**

The plan has been developed in accordance with relevant UK legislation, planning conditions, and guidance including **BS5228-1:2009: Code of Practice for Noise and Vibration Control on Construction and Open Sites**.

2. Construction Methods

2.1 Construction Materials and Techniques

- **Community Hall & Changing Rooms**
 - Masonry blockwork external walls clad with cedar board.
 - Timber joist roof construction with EPDM liner.
- Traditional concrete strip/pad foundations & floor slab.
- **Spectator Stand**
 - Pre-fabricated recycled shipping container – put in place by Hiab.
- **Pitch Replacement:**
 - Removal of current artificial turf
 - Installation of shock pad and new 4G carpet system on existing subbase and drainage layers.
- **Drainage:**
 - Installation of attenuation crates in excavated pits.
 - Standard shallow drainage pipe runs.
 - Use of SUDS (Sustainable Urban Drainage Systems) principles

2.2 Plant and Materials Management

- Designated **material laydown and storage areas** will be established on site, located away from sensitive boundaries. Refer to Appendix 1 – Site Setup
 - **Fuel, chemicals, and hazardous materials** will be stored in bunded areas with spill kits in accordance with COSHH regulations.
 - **Concrete washout areas** and proper waste segregation will be implemented. Refer to Appendix 1 – Site Setup
 - Regular inspections will be undertaken to monitor storage practices to ensure no impact to neighbouring properties.
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3. General Site Management

3.1 Construction Programme and Timetable

- Estimated programme: **22 Weeks commencing July 2025.**
- Phases:
 - Site setup & mobilisation
 - Foundations and superstructure
 - Drainage and services
 - Pitch surfacing
 - Fit-out and commissioning

3.2 Site Clearance

- **Vegetation and topsoil** stripping (if required) will be limited to the area of the spectator stand only. The existing soils will be reused on site within the rain gardens.
- All waste to be segregated and removed by licensed contractors

3.3 Complaint Investigation Procedures

- A **Community Liaison Officer** will be appointed
- A **complaints log** will be maintained on-site
- Complaints will be responded to within **24 hours** with action taken where necessary

- Signage with contact details will be placed at the site entrance
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4. Control of Nuisances

4.1 Noise and Vibration

- Works will adhere to **BS5228-1:2009** best practices
- **Significant noise sources** include:
 - Excavators and dumpers (drainage installation)
 - Compactors and rollers (base works)
 - Concrete deliveries and mixers
 - Cutting tools and generators
- **Mitigation Measures:**

Given the relatively minor scope of works and short programme, noise nuisance isn't deemed to be a significant risk, however the following mitigation measures will be put in place to minimise noise from construction activities.

 - Engines turned off when not in use
 - Selection of quieter plant models with silencers where available
 - No works to take place before 7:30am or after 06:30pm

4.2 Dust and Odour

- Dust suppression through **dampening down with water**, especially during dry weather
- Stockpiles covered where feasible
- Site roads and entrance kept clean using a **mechanical road sweeper**
- No significant odour risks anticipated

4.3 Light Spill

- **Task lighting** directed downward and away from properties
- Site lighting on **timers and motion sensors** where practical
- Lighting will comply with **BS EN 12464-2:2014** where relevant

A letter drop will be carried out to neighbouring properties informing them of the works along with planned commencement and completion dates. This will include contact details should they have any concerns they wish to discuss.

5. Traffic Management

5.1 Site Deliveries

- Deliveries scheduled during **off-peak hours** to minimise congestion
- **Banksman** to supervise all large deliveries and ensure pedestrian safety
- Access and egress clearly marked

5.2 Loading and Unloading

- Materials unloaded within the **designated loading area** on-site
- No materials to be offloaded on the highway

5.3 Wheel Wash Facilities

- Given the works involve no earthworks and the site's existing hard standing remains part of the completed project, there is no need for a wheel wash facility to be installed on site.
- Road sweeping to prevent mud deposition on public roads if necessary.

5.4 Parking Arrangements

- **Designated parking area** for operatives and visitors within the site boundary.
 - No parking on nearby residential streets
 - Car sharing will be promoted with the preferred Contractor to minimise amount of individual cars.
 - Given the relatively minor scope of works, it isn't envisaged that more than 3 cars and 2 vans will be on site at any one time
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6. Hours of Working

- **Standard Working Hours:**
 - Monday to Friday: **07:30 – 18:30**
 - Saturday: **08:00 – 13:00**

- Sunday & Bank Holidays: **No working unless agreed and approved with NPTCBC for any special reasons.**
 - **Deliveries restricted to:**
 - Monday to Friday: **09:00 – 16:00**
 - No high-vibration activities before 09:00 or after 17:00
 - Any **noisy or disruptive work** will be notified to nearby residents in advance
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7. Responsible Persons and Emergency Contacts

Role	Name	Contact Number	Email
Principal Contractor	JD Group Services	TBC	Luke@jdgroupservices.com
Site Manager	Luke Bowen	TBC	Luke@jdgroupservices.com
Environmental Manager	Luke Bowen	TBC	Luke@jdgroupservices.com
Community Liaison Officer	Remi Whitlock	07946598141	afanunited.fc@gmail.com
Emergency Services		999	
Local Hospital	Neath Port Talbot Hospital	Baglan Way, Port Talbot SA12 7BX	

A **site notice board** will display up-to-date contact details and site rules.

8. Surface Water Management During Construction

No surface water is to be disposed of into the new soakaway attenuation crates until all external works on site are completed, including the rain gardens. This is to avoid any silting up of the attenuation system with construction debris and materials.

During construction works, all water (rainwater and ground water) is to be diverted and/or pumped onto the existing artificial playing surface where a large area of porous subbase and drainage layers are already existing. See Appendix 1 which shows the area. This will avoid any water being dispersed onto neighbouring properties and contained within the site boundary.

Ground Water Management

The ground investigation report suggests that it is very unlikely, given the sandy nature of sub strata, that ground water will be present during excavations. This is further de-risked by the works being carried out during Summer months.

Rain Water Management

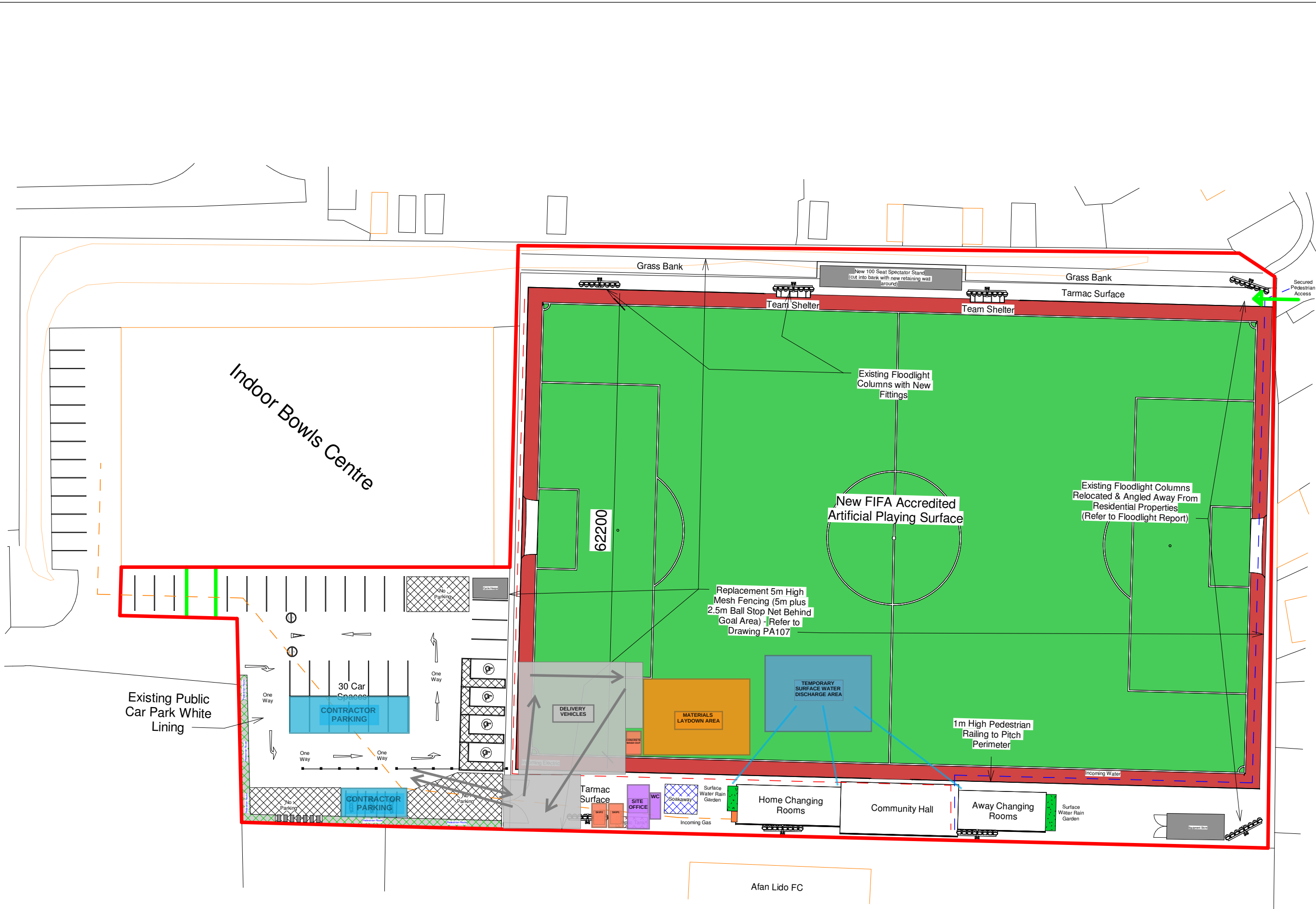
The first task to be carried out on site is removing the existing artificial playing surface. This will reveal the existing porous drainage subbase across a large area. Once the Community Hub, Changing Rooms and Spectator Stand are constructed, there will be a period where rain water will be re-directed onto the artificial playing surface, which essentially acts as a large soakaway blanket. Once the rain gardens and attenuation are completed, the rainwater will be directed into the permanent system as approved by SAB Officers,

9. Monitoring and Review

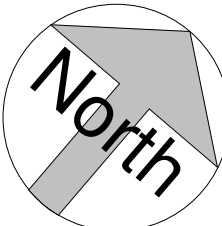
- The CEMP will be reviewed **monthly** and updated as required to reflect:
 - Changes in site layout or methods
 - Lessons learned from incidents or complaints
 - Updated environmental legislation or planning conditions



Appendix 1 – Site Setup Plan



NOTES:



North

Redline Boundary: 9918 sqm



DRAWING STATUS	
Tender	
PROJECT	
Afan United FC	
TITLE	
CONSTRUCTION SITE SET-UP	
CLIENT	
Afan United FC	
DRAWN BY	DATE
Gareth Owen	30.04.25
SCALE (@A3)	PROJECT NO.
1 : 500	GOCD AUFC01
DRAWING NO.	REV
PA103	P07
GO CONCEPT DESIGNS LTD, 73 MARINER'S QUAY, PORT TALBOT, SA12 6AN	
gareth@goconceptdesigns.co.uk	

1

CONSTRUCTION SITE SET-UP

1 : 500