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VAUGHAN CONSTRUCTION LTD

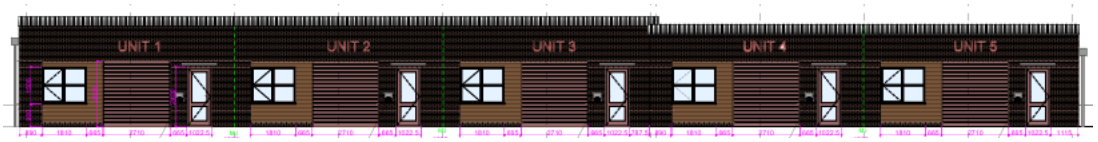
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Industrial Development of Sandfields Young Business Centre, Endeavour Close, Sandfields, Neath Port Talbot, SA12 7PT

This Document has been produced by Greenbuild Management Services Limited for and on behalf of Vaughan Construction Ltd.

Construction Environmental Management Plan
For

Construction of 5 no. industrial workshop units for Sandfields Young Business Centre, Endeavour Close Industrial Estate, Endeavour Close, Sandfields, Neath Port Talbot, SA12 7PT



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1.0 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 UBP policies which encompass environmental controls required with due consideration to relevant environmental legislation.

The CEMP provides the framework for which commitments made in the Environmental statement (ES) or any requirements of planning conditions can be realised. 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.

1.1 Planning Constraints:

The following planning conditions and/or information that are relevant to the CEMP:

Condition 3 No development shall commence on site, including site clearance, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be made with reference to the requirements of British Standard BS5228-1:2009 "Code of practice for noise and vibration control on construction and open sites". The CEMP should include the following information:

a) Construction methods: details of the extent and phasing of development; details of construction materials or techniques to be used; details for the storage and management of plant and materials used in constructing the development and details for the management of waste and contaminated materials;
b) General Site Management: details of the construction program including timetable; details of site clearance; construction drainage, site setup plan detailing sensitive receptors, buffer zones and relevant protection measure maintenance of security hoarding and details of complaint investigation procedures;
c) Control of Nuisances: Identification of the significant construction and demolition noise and vibration sources; details of physical and operational management controls necessary to mitigate noise and vibration emissions; and measures to control dust or odours and any light spill;
d) Traffic Management: details of site deliveries; details for the loading and unloading of plant and materials; details of wheel wash facilities; details for the parking of vehicles of site operatives and visitors; the erection and maintenance of any security hoardings; a scheme for recycling/disposing of

waste resulting from demolition and construction works and a scoping route for all deliveries to and from the development;

e) Hours of working on site, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.

f) Resource Management: fuel and chemical storage and hazardous waste management;

g) Pollution Prevention: demonstrate compliance with relevant Guidelines for Pollution Prevention, incident response plan and site drainage plan; and

h) Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details

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

Reason: In order to ensure necessary management measures are agreed and implemented to protect local amenity, especially for people living and/or working nearby, highway safety during construction, biodiversity, controlled waters, human health and to accord with Policies BE1, EN7, EN8 and TR2 of the Local Development Plan.

Condition 4	No development shall commence on site until an assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) 'Investigation of Potentially Contaminated Sites Code of Practice' and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include: i. a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages; ii. an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study; iii. an assessment of the potential risks to: - human health, - groundwater and surface waters - adjoining land, - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,- ecological systems, - archaeological sites and ancient monuments; and - any other receptors identified at (i) iv. an appraisal of remedial options, and justification for the preferred remedial option(s). Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.
Condition 5	If identified as necessary following the desktop assessment completed to satisfy condition 04, and prior to the commencement of any development on site, a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historic environment shall be prepared and submitted to and approved in

	writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works. Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.
Condition 6	If a remediation scheme is required in accordance with conditions 04 and 05 and prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 05 shall have been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

On obtaining planning permission and prior to construction commencing, the appointed Principal Contractor, will produce a detailed Construction Method Statement outlining the methods and procedures which will be implemented during the construction phase. This will be prepared in conjunction with this detailed Construction Environmental Management Plan.

1.2 Purpose and Scope

This CEMP has been developed to provide the management framework needed for the planning and implementation of the construction of 5 no. industrial workshop units, parking, drainage, landscaping and all associated works.

In accordance with environmental commitments identified in legislative requirements, the purpose of the CEMP is to :

- Set out the Environmental Management System requirements.
- Ensure compliance with current legislation.
- Effectively maintain any potential adverse environmental effects during the construction phase of the project, including how site-specific method statements will be developed to avoid, minimise or mitigate effects on the environment and/or residential properties.
- Maintain good relations with the local community who live and work within the vicinity of the development.

1.3 Location

The site is located at :-

Project Address:	Sandfields Young Business Centre, Endeavour Close Industrial Estate, Endeavour Close, Sandfields, Neath Port Talbot, SA12 7PT.

1.4 Site Notes

The site is situated within the car park of Sandfields Business Centre, approximately 80m x 30m in size. Located approximately 3.2miles from Port Talbot Town Centre. The site is estimated to be 150m North West of the nearest residential property and Sandfields community. The immediate surrounding area hosts multiple businesses. The current site is a hard standing enclosed with fencing and a small parcel of greenery.

The topography survey suggests a gradient sloping towards the centre of the carpark.
Access to the site is via Solar Way turning left entering Endeavour Close following the road taking the last right turning to enter the site. As seen in the below image.

1.5 Description of Works

The following works are scheduled to be undertaken during the construction phase of the project:-

- Set up site fencelines and compound
- Establish location of existing services
- Set out site
- Strip and remove tarmac to the building footprint
- Build retaining walls to the rear of the buildings
- Excavate foundations and drainage
- Place and lay concrete to foundations
- Erect structural steel frame
- Construct ground floor slab
- Brickwork and blockwork for dwarf walls
- Roofing and cladding walls
- Internal building works
- External landscaping carpark and SWALE works
- M&E works
- Fit out works
- Snagging
- Handover

1.6 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	February 2026
Project Completion	September 2026

2.0 Regulatory Framework & Planning Conditions.

The Construction Environmental Management Plan (CEMP) is required to implement the core principles of the local planning and relevant UNP policies, which encompass environmental controls required with due consideration to relevant environmental legislation.

The CEMP provides the framework for which commitments made in the Environmental Statement (ES) or any requirements of planning conditions can be realised.

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.

2.1 Key Roles & Responsibilities

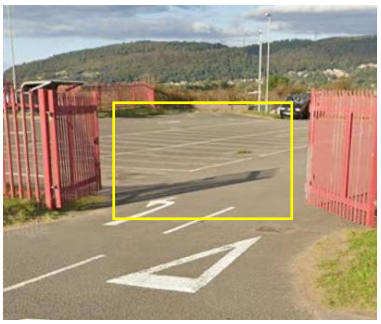
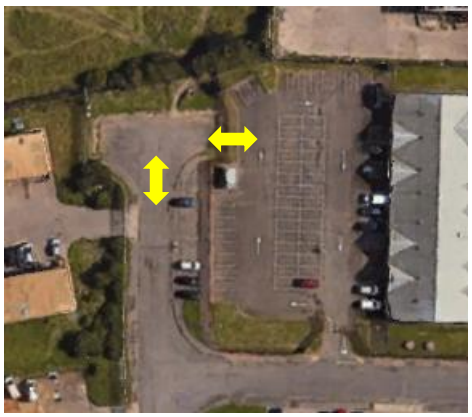
The below table outlines the key roles and responsibilities to ensure that the CEMP is adhered to during the construction phase:

Role	Responsibility
Principal Contractor Site Manager	The PC Site Manager has overall responsibility for the management of the construction phase of the project and the environmental performance of the project. The Site Manager is to ensure that all appointed Contractors comply with all relevant approvals, legal requirements, commitments and agreed targets.
Site Materials & Waste manager	The Site Waste Manager is responsible for implementing the site waste management plan during the construction phase to ensure that waste is disposed of legally, economically and safely.
Environmental Manager	The Site Environmental Manager is responsible for ensuring compliance with Environmental legislation, consents, objectives, targets and other environmental commitments.
Community Liaison Officer	The Project Community Liaison Officer is responsible for all communications with the public and interested parties, outreach and education. The CLO role will be managed by the Site Manager and Project Manager.
Site Staff and Contractors	Site staff and contractors are to receive general environmental awareness training and to undertake work in accordance with Method Statements briefings and toolbox talks. Training of personnel to manage particular tasks such as refueling plant and equipment, managing stores, the segregation and collection of waste, the storage of hazardous substances (COSHH) and emergency plans.

3.0 Site Set Up & Location.

3.1 Entrance point.

Access and egress will initially be via a temporary made Entrance 1 (via the hammerhead). As the project progresses and construction continues and ground works have, it will not be possible to access site via Entrance 1 due to the building works. Therefore Entrance 2 will be used for Access and Egress. Routes shown in the images below.

	
Entrance 1	Entrance 2
	
Phase 1	Phase 2

3.2 Permanent and temporary construction access

Westbound

- Use Junction 41 from the M4 and taking the 1st exit at the roundabout to A4241.
- At the second roundabout take the 2nd exit continuing on the A4241.
- At the third roundabout take the 2nd exit to enter Seaway Parade.
- At the fourth roundabout take the 3rd exit to enter Solar Way.
- Take the 1st left to enter Endeavour Close. Follow Endeavour Close to the end of the road and the site is on the right hand side.

Eastbound

- Use Junction 42 from the M4 and following signs to A48.
- At the first roundabout take the 3rd exit to continue on the A48.

- At the second roundabout take the 4th exit to enter the A4241.
- At the third roundabout take the 2nd exit continuing on the A4241.
- At the fourth roundabout take the 2nd exit to enter Seaway Parade.
- At the fifth roundabout take the 3rd exit to enter Solar Way.
- Take the 1st left to enter Endeavour Close. Follow Endeavour Close to the end of the road and the site is on the right hand side.

3.3 Compound location, layout

The site compound will consist of site offices, site welfare facilities, car parking facility and materials storage facility. Site offices/welfare facilities will be of temporary portacabin in nature and may be double stacked due to area constraints.

These will be sited at as per Site Set-up image in ***Appendix G*.**

3.4 Site Parking

The site parking provision will consist of a suitable area in close proximity to the site compound. Site parking provision to accommodate for 5-10 vehicles, depending on the stage of the works. The on-site car parking location will be clearly displayed on the site traffic management plan. Site parking allocation can be seen on Site Set-up Plan in ***Appendix G*** and Traffic Management Plan in ***Appendix H****.*

The surrounding locality (i.e. Purcell Avenue and the residential roads off), whilst they do not have parking restrictions (e.g. double yellow lines), they do have off-site parking access for the properties that are adjacent to Endeavour Close. On-Road parking is therefore to be restricted to as minimum as practicable, so as to avoid disgruntling local residents.

The use of Public Transport is to be encouraged for construction workers commute to the site. Local Bus service Bus Stops are located on Purcell Avenue, a short walk from the construction site.

3.5 Site Security & enclosure

The site is situated within the car park of Sandfields Business Centre, approximately 80m x 30m in size.

Located approximately 3.2miles from Port Talbot Town Centre and estimated to be 150m North West of the nearest residential property and Sandfields community.

The immediate surrounding area hosts multiple businesses. The current site is a hard standing enclosed with fencing and a small parcel of greenery.

To the north of the site there is a common dog walking route.

The site will use the current fencing and where required additional Heras fencing will be erected to ensure full enclosure.

Pedestrian and vehicle access gates will be incorporated to meet the site health & safety requirements. Gates will be closed when not in use and securely locked outside of site operational hours. Contact details for gate access will be clearly posted on the gates.

Due to the nature of the area, the footpath in the 'Hammerhead' will be left and remain clear to allow pedestrian access to the dog walking routes as shown in ***Appendix G.***

Appropriate signage will be positioned so that it is clearly visible to members of general public to warn of potential hazards on the site.

Site boundary will be maintained to a high standard throughout the project and will be checked, maintained in line with temporary works procedures and evidenced within the site manager's weekly remit.

3.6 Pedestrian Segregation

3.6.1 Public Based

The general public will be unable to obtain access to the site at any time.
Heras type fencing will provide the secure demarcation between the site boundary and the public footpath, for the boundary length.

Due to the nature of the area, the footpath in the 'Hammerhead' will be left and remain clear to allow pedestrian access to the dog walking routes as shown in ***Appendix G.***

3.6.2 Site based.

Relevant pedestrian segregation will be in place via the use of segregation systems as per examples in images below:-

Pedestrian access control for crossing vehicle traffic routes to be in place complete with gated access points.
See Traffic Management Plan image in ***Appendix H***.

3.7 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.

All vehicles/plant on site will be inspected, tested, and serviced at the appropriate intervals as laid down by legislation and the manufacturers' instructions. All defects must be reported as soon as possible, and, where necessary, the vehicle/plant taken out of service.

Evidence of maintenance inspection and tests must be kept on site.

Procurement of construction vehicles for on-site works will take into consideration the topography of the site.

Construction vehicles operating on site must have a roof beacon(s) in place and in operation along with hazard lights and headlights in operation.

All vehicles on site must adhere to the site speed limit of

which will be strictly enforced.

Where specific hazards may produce additional risks to or from traffic movement on site, they must be protected by a physical barrier e.g., high visibility plastic fencing, metal pedestrian barriers, Heras fencing, jersey barriers, etc.

Excavations close to vehicle and pedestrian routes are to be back filled as soon as reasonably practicable.

All loading and unloading of plant and materials will take place within the confines of the site. No loading or unloading will be allowed on the public highways

All construction vehicles e.g. dumpers, will be fitted with roll over protection and seat belts. Seat belts must be worn at all times.

3.8 Crane Position

Crane use on this development will be minimal, and the works nature is short duration. Considerations will be made in regard to the crane size and time restrictions when programming the works on site. All crane lifting procedures are regulated via a lifting plan completed by competent personnel.

A specialist crane contractor will be engaged for any mobile/tower cranage requirements within this project.

3.9 Material delivery & storage

Delivery vehicles will access the site via the designated site access points located off Endeavour Close using either Entrance 1 or Entrance 2. (see Image in ***Appendix H*** – Traffic Management Plan).

Deliveries to and from site will be programmed, where possible, to take place between the hours of 07:00 - 19:00 Monday to Friday, 08:00 to 17:00 on Saturdays and 09:00 to 13:00 on Sundays and Bank Holidays.

Where possible, to minimise storage requirements, materials will only be delivered to site as and when they are required.

Materials will be stored within a designated and secure area of the construction site (as per Site Set-up image in ***Appendix G***).

Storage of materials will occur throughout the site subject to the operational activity being undertaken. Materials will be distributed and stored at the workplace as soon as possible and in quantities suitable for the activity.

Waste storage will be managed to ensure good housekeeping and the avoidance of risk from the build-up of flammable materials, trip hazards, blockages of access/egress routes and shelter for rodents.

Due to the site being within close proximity to the local schools and delivery route likely to pass the schools, there will be no deliveries between 08:00 - 09:30 and 14:30 – 16:00 Monday – Friday during term times. Where possible, deliveries will also be organised outside of peak hours where other businesses will be starting and finishing their working day to reduce congestion. If there is a wait to access site, vehicles are not permitted to block entrances to other businesses in the area. Drivers must make alternative arrangements when waiting for access to site and all suppliers will be informed of these restrictions at the point of placing the order.

No vehicle or plant item will have its engine left running unnecessarily.

Site entrances will be maintained and kept clean and clear. To mitigate any mud/debris leaving site a wheel wash facility will be situated at the site exit. A road sweeper may also be deployed when required and in line with the work activities, to ensure no mud/debris is left on Endeavour Close 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. See Traffic Management Plan image in ***Appendix H***.

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 on to Endeavour Close from the site.

Construction traffic and delivery vehicles are not permitted to park on any of the public highways surrounding the site, for loading or unloading purposes, unless prior written agreement has been received from the local authority (Neath Port Talbot Council).

3.10 Location and security of spoil heaps

Spoil heaps will be located away from the site boundary, sensitive receptors, and surface drains. Spoil locations are to be sufficient distance that they cannot accidently run, slide, or fall back into an excavation.

Spoil heaps will exist for the shortest time duration possible.

Spoil heaps to be battered back to a safe angle of repose and sealed. Where practicable, spoil heaps to be covered with a suitable sheeting/tarpaulin.

Wind barriers of similar size and height to spoil heap may be utilised.

Spoil heaps of dusty materials may be damped down using suitable and sufficient water sprays, to prevent dust lift off.

3.11 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 the Local Authority (Neath Port Talbot Council).

Site working hours, as prescribed by the Local Authority Planning Department, will be:

07:00 - 19:00hrs Monday to Friday
08:00 - 17:00hrs on Saturdays
09:00 to 13:00 on Sundays and Bank Holidays
Actual working site hours will be confirmed in the Construction Phase Plan.

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.

3.12 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, e.g., the winter months where availability of daylight hours is shorter.

In determining the lighting arrangement for site, consideration will be given to residents and other sensitive receptors that may experience a nuisance by light. Measures will be implemented to reduce obtrusive light.

150m to the south east of site is a residential street with some homes having a direct view of the construction site. In the immediate vicinity, other industrial units and businesses are present.

Any task lighting required on this project is not expected to cause a nuisance. However, all task lighting will aim to minimise the impacts of light spillage outside of the construction site as far as reasonably practicable.

Site temporary lighting will be required within the site compound for security and safety reasons. This lighting will be managed via PIR and timers to minimise the effect on surrounding residents and nocturnal animals.

3.13 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 397
	Safety Footwear	EN ISO 20345:2011
	Hi-Viz clothing	BS EN 20471

Task specific risk assessments shall be undertaken, and any personnel protective equipment identified over and above the aforementioned, must also be worn.

3.14 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 access roads 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.

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

3.15 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.

- Toolbox talks.

Relevant site layout and location plans / 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.

3.16 Signage

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

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.

3.17 Toolbox Talks

Prior to the commencement of any ground works, the site management for Vaughan Construction will deliver a toolbox talk to all contractors undertaking clearance or earthworks.

Relevant toolbox talks will be delivered regularly to ensure the protection of workers and the environment.

4.0 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.

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

In line with procedures, an Impacts and Aspects Matrix has been completed which clearly identifies all applicable legislation in relation to the identified environmental aspects for this project, this document can be found in **Appendix A**

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 Construction Method Statement & Environmental Plan. 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 and businesses.
- The general local area.

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.

Risk	Mitigation
Construction Traffic	• All construction traffic will follow specifically designated routes. • All vehicles carrying loose material will be covered. • A Wheel wash facility is to be used for vehicles leaving the site holding area. • As the site is of tight constraints, it is anticipated that all delivery vehicles will off load at the storage area • Other than a 360 tracked mounted excavator, plant or vehicles will not be traversing the actual construction area of the site and therefore the spread of the muck/debris on to the highways will be negligible.
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 enter the local highways network – A Wheel cleaning facility will be utilised to clean the underside of vehicles before leaving site.
Stockpiles	• To be sealed by a 360 tracked excavator at the end of each shift until complete • Location of stockpiles will be positioned away from any sensitive receptors such as watercourses and drainage systems.
Dust Suppression	• Water suppression methods will be used in dry weather conditions to prevent dust lift off from the site. • Water spraying over the access road on to site to be deployed in dry conditions if necessary. • Activity to be increased during significantly dry and windy periods. • Where necessary, use of hoardings to be considered to ensure reduction in dust migration to neighbouring properties. • Deliveries of significantly dusty materials such as hardcore to be sheeted or sprayed to reduce dust potential and delivered to the holding area. • All cutting and grinding operations to be conducted in ways to reduce risk of dust migration. • When carrying out cutting activities (e.g. concrete/brick cutting) 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 liaison with local businesses and residents to be undertaken. • Regular reviews of any further mitigation measures necessary during build programme.

4.3.2 Noise & Vibration

Noise has the potential to cause disturbance, given the location of the adjacent local businesses 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.

Site working hours, as prescribed by the Local Authority Planning Department, will be:

07:00 - 19:00hrs Monday to Friday
08:00 - 17:00hrs on Saturdays
09:00 to 13:00 on Sundays and Bank Holidays
Actual working site hours will be confirmed in the Construction Phase Plan.

Noise limitations to be set on site, applying *BS 5228: Code of practice for noise control on construction and open sites - Part 1 Noise* 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.

The close proximity of businesses on Endeavour Close will be considered and regular communications with them will be carried out to give advanced warning of any sustained or noisy periods.

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 will be used at all times.
- 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

150m southeast is the beginning of residential properties. To the north are fields. Northeast, east, southeast, south, southwest, west and northwest of the site are other businesses.

Any task lighting required on this project is not expected to cause a nuisance. However, all task lighting will aim to minimise the impacts of light spillage on adjacent habitats and dwellings as far as reasonably practicable.

Site temporary lighting will be required within the site compound for security and safety reasons. This lighting will be managed via PIR and timers to minimise the effect on surrounding residents.

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 3 years.
- The waste is the responsibility of the company until it has been fully recovered of 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 identified, 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), slag-like Made Ground and vegetation.

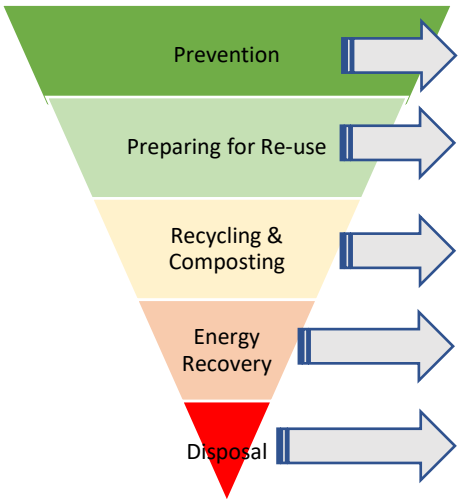
In addition to excavation materials, quantities of other waste types will be generated during construction of the proposed development, such as wood, packaging, metals, plastics, bricks, blocks, canteen waste, hazardous waste (e.g. oils, paints, adhesives), site clearance and residual waste which are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

As 50% of the samples have been classified as hazardous in terms of WM3 assessment and 33% of the samples indicate that they would require disposal at a stable non-reactive waste disposal facility. Additional sampling of the soils, once excavated and stockpiled appropriately, will be undertaken to further assess the waste characteristics.

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:-



Prevention	Using less material in design and manufacture. Keeping products for longer. Using less hazardous material.
Preparing for Re-use	Products and material can sometimes be used again, for the same or a different purpose.
Recycling & Composting	Turning waste into a new substance or product. Includes composting if it meets quality protocols.
Energy Recovery	Including anaerobic digestion, incineration with energy recovery, gasification and pyrolysis which produce energy (fuels, heat, and power) and materials from waste. Some backfilling operations.
Disposal	Landfill and incineration without energy recovery. Last resort if none of the above options offer an appropriate solution.

4.4.3. 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.

4.4.4. 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: -

- 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.

4.4.5. Waste Types

4.4.5.1. 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.

4.4.5.2. Concrete

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

4.4.5.3. 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.

4.4.5.4. 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.

4.4.5.5. Packaging and Plastic

- Double handling will be avoided by segregating packaging wastes immediately after unwrapping.
- It is intended that were 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.

4.4.5.6. 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.

4.4.5.7. Hazardous Wastes

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

4.4.5.8 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.

4.4.5.9. 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.

4.4.5.10. 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.

4.4.6. 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.

4.4.7. Disposal 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.

4.4.8. 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 and the monitoring of surface water run off heavy in silt entering drains. Measures shall be adopted in accordance with *CIRIA Report C532 "Control of water pollution from construction sites" (as amended).*

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	• Mortar mixing. • Crushing operations. • Block work. • Screeding. • Plastering.
Welfare facilities	• Offices. • Drinking water. • Cleaning (sinks / showers). • Food preparation. • Toilets

Where appropriate, monitoring of water consumption will be implemented e.g. water meters.

Ensure all areas of site water consumption are identified. Consideration of splitting welfare and “site-based” water consumption. Record site water consumption on a regular basis, e.g. weekly meter readings, and review at project progress meetings.

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 water 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.

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 at locations of hazardous substances e.g. COSHH Stores, Fuel tank, etc, 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.

Fuel will be brought to site by tanker on a regular basis as required. Fuel will be stored in a bunded tank (see image below for example) which will be located in the holding area/site compound.

Tank 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 bunded tank, including all filling points, vents, gauges and sight glasses will be sited in an additional impervious bund area that will be fenced and locked at all times. This bund area has over 110% capacity of the fuel cube.

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.

Oil and any chemical material will be stored in a separate 10ft steel lockable container, within a bund of the style indicated above.

Mobile Plant will be positioned in/over drip trays or plant nappies to prevent leakages from contaminating ground or water courses

5.0 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 G*.**

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.

6.0 Land Contamination

6.1 Existing Land

A Geotechnical and Geoenvironmental survey and report has been commissioned and undertaken by Earth Science Partnership (Report Reference: ESP.9222.4325-03 dated July 2025).

If during the course of the development works, contamination not previously identified is found to be present, works will cease and specialist expertise will be appointed to produce a detailed plan for remediating said contamination. No remediation works will commence until the said detailed plan has been submitted to the Local Planning Authority (Neath Port Talbot Council) and written approval has been received from said local authority.

Preliminary Ecological survey identifies the following areas:
Nearest water body is 300m west with the ground water depth will be tidally influenced.

No Invasive species were recorded.

A review of the Natural Resources for Wales Flood Map for Planning indicates that the site is located in Flood Zone 1 and not indicated to be at risk of flooding from rivers or seas.

The topography of the site slopes gradually towards the centre of the carpark from both northwest and southeast sides.

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.
- All imported soils should be validated as clean and suitable for use in accordance with 'Requirements for the Chemical Testing of Imported Soils for Various End Uses and Validation Cover Systems'.
- For proposed new supply water pipes, the UK Water Industry Research publication 'Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites (Report 10/WM/03/21)' should be consulted.

In accordance with EC Regulation 1272/2008 and Environment Agency Guidance WM3 soils destined for off-site disposal should be classified on the basis of their hazard phrases prior to disposal. Soils are classified as a mirror entry waste and should be classified on the basis of their specific chemical properties.

If during the earthworks ground conditions are encountered that are markedly different to those found during the investigation, then the ground should be subject to additional sampling and testing and any necessary remedial measures designed and implemented before continuing with the works.

Stockpiles of hazardous waste required to be removed from site 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.

Initial ground gas monitoring determines that the proposed site falls into Gas Characteristic situation 1. To protect future users of the site from ground gas, suitable ground gas protection system to be incorporated within the structures.

6.2 Existing Structures

The existing business units on the wider Sandfields Business Centre site will remain in situ throughout the works. As part of the proposed development, only minor removals are required, including the dismantling of an existing bike shelter and the removal of lighting columns.

6.3 Surrounding Location

To the north are fields. North east, east, south east, south, south west, west and north west of the site are other businesses. 300m to the south west is the nearest water body.

7.0 Ecology & Biodiversity

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

Refer to Annex 5 – Site information for the completed project.

The SWALE Planting Schedule is to be followed to improve site biodiversity. All planting and seeding is to be watered and maintained up to Practical Completion and for a period of 12 months from that date. Any plant or area of turf which dies, or is not thriving during this period is to be replaced.

<u>SWALE Planting Schedule</u>
(Sow at 5 grms/m²) - For sowing in base of SWALES
0% Wild flowers
0.5% Achillea ptarmica Sneezewort
1.0% Alisma plantago-aquatica Water-Plantain
2.0% Angelica sylvestris Wild Angelica
1.0% Cardamine pratensis Cuckoo Flower
1.0% Dipsacus Fullonum Teasel
1.0% Eupatorium cannabinum Hemp Agrimony
2.5% Fillipendula ulmaria Meadowsweet
1.0% Mentha aquatica Water Mint
1.0% Myosotis scorpiodes Water Forget-Me-Not
2.5% Iris pseudacorus Yellow Iris
1.5% Lotus pedunculatus Greater Birdsfoot Trefoil
1.0% Lychnis Flos-cuculi Ragged Robin

1.7% Lycopus europaeus Gypsywort
1.0% Lythrum salicaria Purple Loosestrife
0.3% Pullicaria dysentrica Fleabane
1.0% Succisa pratensis Devil's Bit Scabius
0% Grasses (w=wild) 8.0% Agrostis stolonifera (w) Creeping Bent
4.0% Alopecurus pratensis (w) Meadow Foxtail
2.0% Anthoxanthum odoratum (w) Sweet Vernal Grass
1.0% Briza media (w) Quaking Grass
40.0% Cynosurius cristatus Crested Dogstail
1.0% Deschampsia cepitosa (w) Tufted Hair-Grass
24.0% Festuca rubra ssp juncea

7.1 Landscape

The area within the site boundary comprises a hard standing with a small percentage of vegetation.

7.2 Breeding Birds

The work will be carried out in respect to the legal protection afforded to breeding birds. Working methodologies to be employed, identification of individuals and their nests, and procedures to be followed should any evidence of breeding birds or active nests be encountered during the works. Any other ecological considerations/potential constraints should also be identified.

7.3 Vegetation

The grass within the boundary and potentially support a diversity of species. However, no evidence of protected species were recorded. A planting schedule has been identified to is to be followed to improve site biodiversity. All planting and seeding is to be watered and maintained up to Practical Completion and for a period of 12 months from that date. Any plant or area of turf which dies, or is not thriving during this period is to be replaced.

<u>SWALE Planting Schedule</u>

(Sow at 5 grms/m²) - For sowing in base of SWALES
0% Wild flowers
0.5% Achillea ptarmica Sneezewort
1.0% Alisma plantago-aquatica Water-Plantain
2.0% Angelica sylvestris Wild Angelica
1.0% Cardamine pratensis Cuckoo Flower
1.0% Dipsacus Fullonum Teasel
1.0% Eupatorium cannabinum Hemp Agrimony
2.5% Fillipendula ulmaria Meadowsweet
1.0% Mentha aquatica Water Mint
1.0% Myosotis scorpiodes Water Forget-Me-Not
2.5% Iris pseudacorus Yellow Iris
1.5% Lotus pedunculatus Greater Birdsfoot Trefoil
1.0% Lychnis Flos-cuculi Ragged Robin
1.7% Lycopus europaeus Gypsywort
1.0% Lythrum salicaria Purple Loosestrife
0.3% Pullicaria dysentrica Fleabane
1.0% Succisa pratensis Devil's Bit Scabius
0% Grasses (w=wild) 8.0% Agrostis stolonifera (w) Creeping Bent
4.0% Alopecurus pratensis (w) Meadow Foxtail
2.0% Anthoxanthum odoratum (w) Sweet Vernal Grass
1.0% Briza media (w) Quaking Grass
40.0% Cynosurius cristatus Crested Dogstail
1.0% Deschampsia cepitosa (w) Tufted Hair-Grass
24.0% Festuca rubra ssp juncea

7.4 Invasive & Injurious Plant Species

No Non-Native Invasive species have been identified at the 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.

8.0 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.

9.0 Energy & Water 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, and buses shall be encouraged.

This shall also be covered within the site induction and toolbox talks held relating to the subject.

Water consumption and monitoring is addressed in Section 4.5 of this CEMP.

10.0 Community liaisons

10.1 Communication with local residents and businesses

It is recognised that early liaison and effective communication with persons who may be affected by the proposed works is essential to maintain good neighbourhood relations.

The maintenance of good relations with neighbours and implementation of a
me of ongoing liaison and respect with regards to the local environment and residences will form an important aspect of the successful management of the project.

The Site Manager/Supervisor or their agents will take charge of all day-to-day liaisons, with further support from the Project Manager who will be on site on a regular basis.

Neighbouring residents and occupiers will be notified of the start of construction activities, the likely duration of the construction phase, of any changes to the agreed working hours and of periods when higher levels of noise may be expected.

10.2 Site contacts

Contact details will be displayed on the hoarding with regular updates for the nearby residents 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	Vaughan Construction Ltd. 01269 839499 Jake Mcavoy 07984164735	Dedicated Person
Local Authority Environmental Officer	Environmental Health, Neath Port Talbot Council, The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG	01639 685678 ehts@npt.gov.uk	Local environmental planning and health conditions

Organisation	Location	Contact No.	Role
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
Health & Safety Executive	Ty William Morgan, 6 Central Square, Central Square, Cardiff, CF10 1EP	0300 003 1747	H&S Legal enforcement body

11.0 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 F***.

12.0 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)

13.0 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.

14.0 Considerate Constructors

The site if necessary (TBC) will be registered with the Considerate Constructors scheme. The requirements of this will require us to sign up to the Considerate Code of Practice which will dictate how we manage many aspects of our site and detail how we should value our workforce, how we must consider everyone's safety, protect the environment, respect the community and care about the appearance of our site.
(**NB**-Given the scope of works and location this is not anticipated as a requirement)

15.0 Neighbouring Developments

There are no neighbouring developments to this site.

Appendix A: Aspects & Impacts.

Sandfields Young Business Centre, Endeavour Close, SA12 7PT: Environmental Aspects & Impact Register				
Aspect	Sensitive Receptors	Potential Impact	Mitigation Measures	Monitoring
Air Quality	Local Residents Fauna and flora	• Changes in level of dust and particulates at existing receptors due to on-site construction activities. • Changes in ambient NO2 PM10 and PM2.5 concentrations at existing receptors from plant, machinery and construction traffic	To minimise the risk of adverse impacts during construction from dust, industry best practice measures are to be employed. The measures used will depend on the circumstances but may compromise the following: • Damping down on dry surfaces, in particular haul roads. • Avoiding/minimising stockpiling of friable materials on-site in open areas. • Locating stockpiles (if necessary) as far away from sensitive receptors as practicable. • Seeding or screening of long-term inactive stockpiles. • On-site speed restrictions to minimise dust entrainment. • Sheeting/covering of lorries carrying potentially dusty materials. • Wheel/chassis cleaning prior to exit onto the public highway. • Requiring all on-site plant to comply with the latest EU emissions standards for non-road mobile machinery, • Requiring all contractor vehicles to be compliant with a minimum Euro emissions standard, for example Euro VI (6). **Site Management**: • Records of dust and air quality complaints to be maintained by the Site Manager, including likely causes and mitigation measures to reduce impacts if appropriate. • Keep site perimeter, fences etc. clean.	Monitoring to ensure effective implementation of mitigation measures will be required throughout the construction stage. This will be undertaken by regular visual inspections to record the weather and ground conditions, activities taking place, mitigation measures being applied and any evidence of increased dust deposition and soiling in the area surrounding the works. Daily inspections offsite dust deposition

			• Visual inspections of offsite dust deposition (daily). This may need to be supplemented by automatic monitoring of PM10 if the risk of impacts increases e.g. during prolonged dry weather. • Any exceptional incidents that cause dust and/or air emissions, either on- or offsite should be recorded, and then the action taken to resolve the situation recorded in the logbook. • Consideration must be given to monitoring of dust soiling at nearby residential properties, at locations agreed with the local authority, • Stabilisation of topsoil material bunds (including use of tackifiers). **Site Planning**: • Consideration of weather conditions, dust generating potential of material to be excavated prior to commencement of works. • Plan site layout to maximise distance from plant/stockpiles etc. to sensitive receptors. • Dusty materials should be removed from site as soon as possible. • Where practicable, erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site. • If work within 20m of residential properties cannot be avoided, erect solid screens at least as high as Stockpiles. **Construction Traffic**: • Loads entering and leaving the site with dust generating potential should be covered and wheel washing facilities made available. • No idling of vehicles. • Vehicles to comply with site speed limits (5mph). • Vehicles to comply with local highway speed limits.	

			• Water assisted sweeping of local roads to be undertaken if material tracked out of site. • Install hard surfacing as soon as practicable on site and ensure that they are maintained in good condition. • Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable. • A Construction Traffic Management Plan (CTMP) incorporating construction logistics should be produced to manage the sustainable delivery of goods and materials. **Site Activities**: • Exposed soils should be protected from winds until sealed or re-vegetated. • Minimise dust generating activities, particularly near residential receptors / sensitive ecosystems during prolonged dry, dusty weather unless damping / other suppressants are used. • Ensure an adequate water supply to site and use water as dust suppressant where applicable. • Ensure equipment suitable for clearing spills etc. is available at all times. • Use covered skips where practicable. • Ensure any site machinery is well maintained and in full working order. • Sand and aggregates should be stored away from sensitive receptors and screened / shielded. Similarly, concrete batching should take place away from receptors. **Earthworks**: • Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable. • Use Hessian, mulches or tackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable.	

			• Where practicable, only remove the cover in small areas during work and not all at once. • Stockpile surface areas should be minimised (subject to health and safety and visual constraints regarding slope gradients and visual intrusion) to reduce area of surfaces exposed to wind pick-up. • Where practicable, windbreak netting/screening should be positioned around material stockpiles and vehicle loading/unloading areas, as well as exposed excavation and material handling operations, to provide a physical barrier between the site and the surroundings. • During dry or windy weather, material stockpiles and exposed surfaces should be dampened down using a water spray to minimise the potential for wind pick-up. **Construction Specific Measures**: • Avoid scabbling (roughening of concrete surfaces) if possible. • Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place. **Track Out specific measures**: • Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being in frequent use. • Avoid dry sweeping of large areas. • Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.	

			Traffic management measures will be required during the construction phase and shall be detailed in the CTMP.	
Noise & Vibration	• Local Residents • Local Businesses	Noise impacts on residential dwellings and local business units from on-site construction activities Vibration impacts on residential dwellings and local business units from on-site construction activities.	The use of Best Practical Means (BPM), specifically to mitigate against noise: • The appropriate selection of plant, construction methods and programming - Construction plant will be maintained in good condition with regards to minimising noise output and works exposed to harmful noise and vibration. • Construction plant will be operated and maintained appropriately, having regard to the manufacturer's written recommendations or using other appropriate operation and maintenance programmes which reduce noise and vibration emissions. • All vehicles and plant will be switched off when not in use. • Design and use of site hoardings and screens, where necessary, to provide acoustic screening at the earliest opportunity. Where practicable, gates will not be located opposite buildings containing noise-sensitive receptors (NSRs). • Install noise barrier as soon as practicable. • Vehicle and mechanical plant used for the purpose of the works will be fitted with effective exhaust silencers, be maintained in good working order and operated in such a manner as to minimise noise emissions. Plant items that comply with the relevant EU/UK noise limits applicable to that equipment will be used. • The positioning of construction plant and activities to minimise noise at sensitive locations. • Equipment that breaks concrete by munching or similar, rather than by percussion, will be used as far as is practicable. • The use of mufflers on pneumatic tools.	Periodic monitoring by a suitably competent person throughout the construction phase to ensure that Best Practicable Means (BPM) identified are adhered to at all times.

			• Selection of low vibratory equipment and methodologies. • Contact details for local residents to deal with complaints and engaging with local residents. • Any complaints that occur during the works period will be appropriately addressed and recorded in the Site Monitoring Sheet, including details of the actions taken. • Where community complaints are recorded with respect to site noise, the relevant noise source will be identified and any additional feasible and reasonable measures available will be implemented to either reduce noise emissions or reduce the impact on receptors. • Operatives will be trained to employ appropriate techniques aimed at keeping site noise to a minimum. • Use of electrical items of plant instead of diesel plant where practicable. • Deliveries should be programmed to arrive during daytime hours only. • Delivery vehicles should be routed so as to minimise disturbance to local residents • Delivery vehicles should be prohibited from waiting within or in the vicinity of the site with their engines running. • Lorries shall enter and exit work sites in a forward direction. This will assist in the minimisation of noise from reversing alarms. In that event, movement shall be properly controlled by a responsible person(s) observing the rear of the vehicle. • All site staff, including sub-contractors, will be made aware of the potential for noise and vibration issues to arise and the use of BPM and the CEMP through site inductions and Toolbox Talks.	

			• Work with the Site Manager to establish relations with people living and working in the vicinity of the site. Such relations will be developed through keeping people fully informed of progress and by treating complaints fairly and quickly. Warning will be given prior to particularly noisy operations being carried out and contact details will be provided for site personnel having responsibility for addressing noise complaints.	
Water Resources & Flood Risk	Local drainage	Short-term increase in flood risk due to construction activities. Potential effects on the water quality of surface water and groundwater resources due to construction activities or accidental leaks and spillages. Potential increase in physical contamination (i.e. sedimentation) of surface water bodies due to ground disturbance. During periods of heavy rainfall, vehicle movements associated with construction activities resulting in damage to soil structure may generate increased sedimentation within surface run-off.	The use of BPM, operational management and design of the Scheme, including the provision of temporary attenuation features and runoff control. Secondary mitigation measures during the construction phase will include the following: • Excavation elements, where possible, to be constructed during the summer months. • Groundwater levels to be monitored during construction. • Damp proof membranes will be incorporated during construction, to prevent the ingress of shallow groundwater into cuttings and excavations. • Storage of material and construction activities should avoid areas of flood risk. • Temporary bunding. • Preparation of incident response plans to set out the measures that must be taken in the event of a pollution incident. • On-site availability of oil spill clean-up equipment including absorbent material and inflatable booms for use in the event of an oil spill or leak. • Wherever possible, plant and machinery would be kept away from the drainage system and watercourses. • Use of drip trays/plant nappies under mobile plant.	Groundwater level monitoring during the construction phase if groundwater is encountered. Installation of systems such as silt traps and swales/pond designed to trap silty water including adequate maintenance and monitoring of these to ensure effectiveness, particularly after adverse weather conditions.

			• Construction materials brought to the Site should be free of any contaminated material. • Care should be taken to ensure that wet cement does not come into contact with surface water or near the drainage ditches. Consideration should be given to use fast drying cement. • If ground contamination is encountered during construction works, work would stop immediately and measures would be taken to prevent disturbance and mobilisation of contaminants, until the contamination has been treated in-situ or removed for off-site treatment. • Working areas shall be clearly defined to ensure the disturbance of soils is minimised, where possible. • Haul routes and accesses shall be clearly defined to minimise risk of accidents. • The cleaning of vehicles wheels prior to leaving Site. • Controlled and covered waste storage areas. • Implementation of a Dust Management Plan (i.e. damping down) with subsequent consideration given to the management of surface water run-off. • Installation of systems such as silt fences, earth bunds, etc designed to trap silty water including adequate maintenance and monitoring of these to ensure effectiveness, particularly after adverse weather conditions. • The surface water drainage design would be implemented on a phase-by-phase basis as part of the design solution to attenuate flow and control runoff from new impermeable surfaces. • The implementation of a temporary drainage strategy to prevent uncontrolled runoff. • The operational drainage system will need to be protected from sediment or debris and jetted on	

			completion of the works to remove any accumulation of sediment or debris. • Appropriate water discharge licence obtained from Natural Resources Wales, and all stipulations contained within strictly adhered too. Measures to specifically minimise the short-term increase in flood risk due to construction activities include the following: • Implement a construction-phase drainage strategy to intercept, capture and attenuate surface water runoff and adopt a phased approach to the construction of the operational drainage system to ensure impermeable areas are appropriately drained and attenuated prior to discharge. • The construction-phase drainage strategy could include the provision of a silt fence / earth bund along the lowest perimeters of the site to prevent uncontrolled runoff towards adjacent land/properties. Operational-phase drainage systems must be protected from ingress of sediment and debris and cleaned on completion of construction works. • Storage of material and construction plant should be set back from areas that may be risk of. • To minimise groundwater seepage into the areas of excavation/cutting, deep excavations should be constructed during the summer months as far as practicable and groundwater levels should ideally be monitored during construction. Measures to specifically minimise the potential effects on the water quality of water resources due to accidental leaks and spillages include the following:	

			• Surface water run-off from within the Site should be managed to prevent uncontrolled migration of pollutants to existing drainage. • Preparation of incident response plans, prior to construction, which should be present on-site throughout construction to inform contractors of required actions in the event of a pollution incident. • Spillages and leaks would be immediately contained in line with the incident response plan. • Oil, fuels and other harmful substances should be stored on an impermeable surface with appropriate bunding. Measures to specifically minimise the potential increase in physical contamination (i.e. sedimentation) of surface waterbodies due to ground disturbance include the following: • Locating stockpiles and materials storage a minimum of 10m from drainage lines.	
Landscape	Local residents Flora and fauna	Construction related features, including an increase in construction traffic on the roads, views of construction activities from nearby residences, a reduction in tranquillity from the noise and an increase in activity. The introduction of construction related features and activities. Visual impacts during the construction phase are likely to include the following: • Construction traffic – large vehicles moving along roads and throughout the site. • Removal of vegetation. • Visual intrusion of construction compounds and temporary lighting. • Presence of bare earth before seeding has established.	Adequately protect vegetation during construction and maximise vegetation retention. Planting to be installed and maintained as soon as possible within the construction schedule and the Landscape Maintenance and Monitoring Plan. The following construction phase mitigation measures have been identified for the Scheme and are those which are standard best practice: • Temporary construction lighting to be minimal in extent and use. The lighting is to be highly directional and seek to minimise light spill and glare into the surrounding landscape and none over the mitigation corridor. • Construction operations to be limited to daylight working hours where possible. • Noise and dust to be kept to a minimum.	The following monitoring requirements have been identified: Check planting to ensure it has established and grown as expected. Check mitigation is implemented as per plan. Ensure construction mitigation is implemented as planned. The Contractor shall attend site inspections as indicated in the Landscape Maintenance and Management Plan.

		• Noise from machinery, workmen etc, affecting tranquillity which impacts on existing residents experience of the view. • View of partially constructed infrastructure elements. • Earth-moving – stripping of topsoil, installation of temporary topsoil stores and permanent embankments to proposed road alignment. • Installation of road drainage. During construction, views of construction activities including HGVs would be very noticeable.	• Construction working area to be as contained and constrained as possible to minimise land take, vegetation loss and reinstatement requirements. • Programme of appropriate monitoring may be agreed with the regulatory authority, so that compliance and effectiveness can be readily monitored and evaluated. Other mitigation measures include the following: • Construction lighting is to be designed such that, where practicable, all luminaires are installed internal to the site (such as on the inside of hoarding) and are directed towards the working area. • Lighting should be operational only during construction works, except where lighting is required for out-of-hours security or safety reasons. • Lighting should adhere to industry best practice, including guidance from industry bodies (such as the Construction Industry Research and Information Association, CIRIA). CIRIA guidance, for example, notes that lighting on construction sites is typically required for security and safety, while at the same time being required to minimise impact on the surrounding environment in accordance with current best practice. • Lighting to be mindful of temporary impact on sensitive flora and fauna and limit the intensity and duration of lighting to the minimum required. • Any diseases or pests present should be reported to the Council in the first instance and a programme of removal and replacement should be provided by the Contractor. • Weed control shall be in accordance with the Landscape Maintenance and Management Plan.	
Transport and Access	Local residents	Construction traffic adversely impacted local traffic volumes and flows	A detailed Construction Traffic Management Plan (CTMP) will be prepared prior to the start of	None required.

			construction works to manage the impacts of construction traffic. This will include delivery/ construction. This will minimise the effects of the construction works on road users.	
Geology & Soils	Watercourses Local properties Local highways	Lateral migration of aqueous and dissolved contaminants via groundwater flow or preferential pathways could impact surface waters. Vertical migration of aqueous and dissolved contaminants through made ground strata or via preferential pathways could impact groundwater. Made Ground/engineering fill associated with Landfill Ingestion, inhalation and dermal contact with contaminated soil and ground gases. Inhalation of windblown dust Soil vapour inhalation are some of the potential pathways to impact human health.	The Ground Investigations (geotechnical), contamination testing has been undertaken to ensure suitable mitigation is in place. To minimise the risk of adverse impacts during construction, industry best practice measures in addition to those noted already, will be employed, such as the following: • Spill kits to contain appropriate material for relevant leaks or spills. • Ensure good driver behaviour and maintenance of vehicles. • Use of appropriate PPE and suitable hygiene. • Ground investigation has been undertaken, including a contamination testing suite, and risk assessment to assess the potential risk to identified receptors from contact with potentially contaminated soil, groundwater and surface water, as per planning condition 12. • A watching brief will be maintained during earthworks activity to ensure that unexpected, contaminated materials, if encountered, are managed in an appropriate manner and in accordance with statutory requirements. • Compliance with the Construction Design and Management Regulations 2015. If contaminated soil/ groundwater is found or suspected: • Specialist advice must be sought. • Where risks are identified, a Contaminated Land Management Plan (CLMP) may be required. The CLMP shall detail principles of contaminated land	Watching brief during earthworks A monitoring log to ensure measures to mitigate effects relating to geology and soils are in place and are effective should be undertaken throughout construction.

			management and describe suitable containment measures and procedures.	
Ecology & Nature Conservation	Offsite habitats Local Properties	Offsite Habitats could be affected indirectly by dust, airborne pollution and degradation through temporary storage of construction materials during the construction phase. Pollution may occur at chronic levels from day-to-day construction activities, or at acute levels from a pollution event such as a fire or chemical spill. A pollution event could therefore cause loss of habitat.	Fencing will be installed around all construction works to protect the surrounding retained habitats. Best Practice Measures (BPM) will be employed, including the following: • Measures must be taken to prevent dust and other emissions from construction affecting the retained habitats and land beyond the Scheme. • Chemicals and fuels must be stored in secure containers located away from watercourses or water bodies. Spill kits must be available. • Implementation of a construction-phase drainage strategy to intercept, capture and attenuate surface water runoff. • Excavations must be covered or securely fenced or escape ramps installed (with no potential access points beneath fencing) when the construction site is closed (e.g. overnight) to prevent entrapment of animals, specifically hedgehogs. • Noise and vibration must be controlled and kept to the minimum necessary. • Lighting used for construction must be kept to a minimum and switched-off when not in use. • Lighting should be positioned so as not to spill onto adjacent land or retained vegetation within the Scheme i.e. mitigation corridor. • Night works should be avoided where possible to reduce lighting of sensitive habitats and disturbance to species.	The monitoring of planted vegetation to ensure it takes successfully. Daily checks of ground protection measures by an appointed person.
	Birds	Breeding Birds: Noisy construction works e.g. grubbing up, has the potential to cause a disturbance effect on breeding birds.	• Suitable bird nesting habitat clearance should be undertaken outside of the bird nesting season (indicatively March to September). • Where clearance of habitat is not possible outside of the breeding bird season, all areas to	Daily checks on site by an appointed person.

			be affected will be checked for evidence of nesting birds by an ecologist. The check will be undertaken a maximum of 24 hours prior to the vegetation removal taking place. • If any active bird nests are discovered these will be cordoned off with a buffer of at least 5m (this may increase depending on the species, proposed works and location) where no potentially disturbing works will take place. The buffer will remain in place until the young have fledged and the nest vacated. Upon fledging, a second nesting bird check would then be undertaken to ensure the vegetation does not contain any further active nests prior to felling or removal works taking place. • Measures will be taken to conserve and protect retained trees, shrub and hedgerow habitat (mitigation corridor) which provide a nesting resource for birds. This will include the installation of a 5m buffer zone. • The BPM mentioned above will be employed to minimise the effects of noise pollution, dust and air pollution and visual intrusion during construction.	

Appendix B: Environmental Legal and others Register

This List records the legislative and regulatory requirements and other codes applicable to the environmental aspects of the activities and operations that may apply to any given project. List 'A' will always apply. List 'B' will nearly always apply. List 'C' may possibly apply at some sites.

List 'A'	List 'B'	List 'C'
• The Groundwater Regulations (1998) • Control of Pollution Act 1974 • Controlled Waste Regulations 1992 • Waste Management Licensing Regulations 1994 • Control of Substances Hazardous to Health (COSSH) Regulations 2002 • Control of Pollution (Special Waste) Regulations 1980 • Special Waste Regulations 1996 • The Hazardous Waste (England and Wales) Regulations 2005 • Environmental Protection Act 1990 • Water Resources Act 1991 (Protection of Controlled waters) • Water Industry Act 1991 (Discharge to Sewers) • Environmental Protection (Duty of Care) Regulations (Waste Management) • Environmental (Wales) Act 2016 • Environment Act 1995 • The Land Drainage Act 1991 • Clean Air Act 1993 • BS 5228 Noise Control on open and Construction Sites Parts 1 and 2: 1984 and Part 4: 1992	• SI 1968 Construction Plant and Equipment (Harmonising of Noise Emission Standards) • SI 361, 1988 Construction Plant Equipment (Harmonisation of Noise Emission Standards) Regulations • SI 1127, 1989 Construction Plant and Equipment (Harmonising of Noise Emission Standards) (Amendment) Regulations • SI 3073, 1992 Machinery (S~) Regulations (EC Directive 891392/EEC) and subsequent amendments • BS 5969 Specification for sound level meters • BS 7189 Specification for sound calibrators • BS 7580 Specification for the verification of sound level meters • BS 6472 Evaluation of Human Exposure to Vibration in Buildings (1 Hz to 80 Hz). 1992 • BS 6481 Measurement and Evaluation of Human Exposure to Whole Body Mechanical Vibration and Repeated Shock: 1987 • BS 7385 Evaluation and Measurement for Vibration in Buildings: Part 2 Guide to Damage Levels from Ground-borne Vibration: 1993 • Town and Country Planning General Development (Amendment) No. 3 Order1993 • Transport Act 1968 • Highways Act 1980 • Road Traffic Regulations Act 1984 • Road Traffic Act 1988 • New Roads and Street Act 1991 • Wildfire and Countryside act 1981 • BS 5837 Guide for trees in relation to Construction 1991 • Conservation Regulations (natural Habitats) Regulations 1994 • PPO 23 Planning and Pollution Control (DoE 1994) • HSE Protection of workers and the general Public during the development of contaminated land. HS(G)66, HSE, 1992 BS 603 1: Code of Practice for Earthwork	• DoE Circular 1192 Planning Control Over Sites of Special Scientific Interest • Protection of Badgers Act 1992 • Planning Policy Guidance Note 9, Nature Conservation • The Conservation (Natural Habitats, etc) Regulations & 1994, S1 1994 NO 2716 (HMSO 1994) • DoE: Planning Policy Guidance on Nature Conservation: PPG 0: ~SO 1994) • Guidance on Good Practice for the reclamation of Mineral Workings to Agriculture • ICE Site Investigation Steering Group: Site. Investigation in Construction Sites, 1993, Volume 4, Guidelines on the Safe Investigation by drilling of landfills and contaminated land • Archaeological Investigation, Code of Construction Practice for mineral operators. CBI (Confederation of British Industry) 1991 • Institute of Field Archaeologists Code of Practice • Planning (Listed Buildings and Conservation areas) Act 1990 • Burials Act 1857

Appendix C: Site Complaints/Issues Monitoring Register

Complaint Received from	Details of Complaint	Date of Complaint	Details of Complaint Resolution	Resolution Date

Appendix D: Ground Investigation

Earth Science Partnership Report Reference: ESP.9222.4325 under separate cover:-

Earth Science Partnership
Consulting Engineers | Geologists | Environmental Scientists

Sandfields Young Business Centre, Port Talbot
Proposed Commercial Development
Exploratory Geotechnical and Geo-environmental Investigation
Report Reference: ESP.9222.4325-03

Appendix E: Ecology & Biodiversity Surveys & Reports.

No Ecology or Biodiversity survey carried out.

Appendix F: Pollution Prevention Plan, Incident Reporting & Escalation Procedure.

Pollution Prevention Plan

1. Introduction

1.1 Scope

This pollution control and incident response plan forms part of the environmental management plan for the project. It describes the pollution control and reporting process to be followed by the Principal Contractor and their subcontractors.

1.2 Definition and Example

1.2.1 An environmental incident will typically be, but not be limited to, the examples listed below:

- Minor oil spills away from watercourses
- Not working in accordance with the environmental requirements of a Works Procedure
- An event or series of events causing environmental harm i.e. silting up of a river, an oil spill.
- A breach of consent conditions i.e. generating noise in excess of the Local Authority Section limits
- Issue of a statutory enforcement notice by the Local Authority or Environment Agency.

2. Pollution Control Measures

2.1 Sufficient numbers of spill kits will be strategically placed around the site, especially in areas identified as potential spillage locations. The locations of these spill kits should be checked periodically and especially if access to the area changes throughout the programme of the works.

The site manager/supervisor and/or other nominated person [by the Project Manager] are responsible for checking and maintaining the spill kit materials.

No litter is to be placed in the spill kits, and they must be clearly labelled, and materials enclosed listed and kept up to date.

Used materials from the kits must be disposed of appropriately and replaced as a matter of urgency. Appropriate waste facilities must be provided for contaminated materials. These waste facilities must be kept separated from any other non-contaminated wastes.

All sites should use double bunded plant or equipment, where double bunded plant or equipment is not available, there must be an additional method of containment to ensure no pollution or spillages occur. This could be in the form of plant nappies and/or drip trays.

Where drip trays are used, suitable methods for emptying must be employed, such as with handheld pump and the contaminated water disposed of correctly. The trays must be checked daily (more during wet weather) to ensure no build-up of contaminated water overspill from the tray.

All bulk fuel tanks will be adequately protected to prevent major spillage in the event of hose failure or other equipment malfunction. The protection must include use of sandbags and booms to create a protective barrier around the equipment.

A Wheel cleaning facility will be provided to prevent any spreading of contamination onto local roads only if the site becomes excessively wet and/or muddy.

All vehicles carrying waste away from site must use covers to prevent any loss of load and additional dust.

2.2 Risk assessments will be undertaken and the following processes to be put in place:-

Sensitive Receptors

- Any areas which pose risk of pollution to groundwater, surface water or drainage have been determined through risk assessment.

- Bulk tanks will not be located within 10 meters of any watercourse, any breach of this would be a breach in legislation.
- All Pumped water should be discharged via appropriately sized silt separation methods to prevent any introduction of solids into the existing water courses – we do envisage the use of pumps for ground water during the works on site.
- Discharges when appliable should be monitored, sampled and results recorded.
- Use of Materials Hazardous to aquatic environments should be chosen carefully and control measures enforced to prevent any leaching of substances into ground/surface water.

Working near Water

- Check that permissions have been obtained for any temporary works.
- Ensure that surface run off from the site is contained and discharge controlled by appropriate methods-e.g. bunding 2.5m from the watercourse embankment ; silt fences.
- Floating booms should be used in the above to contain any chemical/petrol chemicals resulting from surface runoff – these are last resort measures to catch unexpected substances.
- Appropriate land drainage consents must be complied with – not a requirement at this site.

Site Transportation

- No out of working hours deliveries will be accepted.
- Site delivery locations should be regularly inspected, and dust suppressed to ensure that air quality does not deteriorate in the immediate vicinity of the construction site.

Concrete Washout Area

- Is located sufficiently away from any water courses or drainage outlets.
- Will be regularly monitored to ensure no overtopping creating runoff to other areas of site.
- Set concrete be disposed of appropriately.

2.3 Training will be given to ensure that all staff are aware of the necessary operating procedures.

2.4 Periodic exercises will take place to test the effectiveness of this procedure, and records of these exercises held on site. It is recommended that these tests are undertaken on a basis of no less than 3 monthly intervals to ensure procedures are kept up to date.

3. Managing Firewater Spillages

3.1 N/A.

4. Dust Control Methods

4.1 Dust suppression methods must be considered especially during dry periods. The methods must ensure dust cannot contaminate surrounding property, cause pollution of watercourses or damage to any wildlife and ecology. Risk assessment will define areas as at risk of dust contamination. Suitable methods available would include use of water or spray water systems. For control of dust on roads, all Lorries will be covered, and use of road sweepers will be implemented where appropriate. During muck shift activities, road sweepers will be deployed through these operations to cater for the increased volume of construction traffic and to ensure the local highway network is free of site based mud and debris transfer.

5. Noise Pollution

5.1 Suitable methods should be undertaken to ensure reduction of disturbance potential. Where it is deemed the noise impact to pose significant risk, alternative methods should be incorporated to mitigate this risk. Use of low noise plant and good plant maintenance should be incorporated on site.

6. Contaminated Land

6.1 Where there is potential for contaminated materials to be removed from site, stockpiling of such material is required, the storage area must be secure to ensure it does not pose risk of leaching into any water courses or groundwater. When disposing of any contaminated wastes, carriers and disposal sites must be verified for the type of waste stream prior to any removal being undertaken.
There are no adverse ground conditions and/or contamination within the footprint of the site. However, all operatives to be vigilant for any unusual form of contamination that may have been disposed/dropped over the site.

7. Chemical and Product Inventory

7.1 A full inventory of all chemicals and COSHH sheets which have a potential to cause pollution will be populated at the start of the project and kept in on file. This list is to be completed and kept up to date as necessary. Any chemicals or products will be appropriately stored in a COSHH Store/Bin at the holding area in the site compound.

8. Incident Reporting

8.1 The Project Manager will investigate into the cause of any major incidents, which will be recorded and notified to the relevant persons. Where any complaints are made against the site about noise and or vibration, this must be recorded and acted upon immediately.

9. Responsibilities

9.1 The Project Manager will be ultimately responsible for the CMS&EP and Pollution Prevention Plan.

Carry out initial site checks and set up site.	Site Manager/Supervisor
Take immediate mitigating action upon any environmental issue.	Site Manager/Supervisor
Contact emergency services if necessary.	Site Manager/Supervisor
Report issue to Project Manager.	Site Manager/Supervisor
Investigate cause and future controls required.	Project Manager

10. Emergency Contacts

10.1 These are TBC by the Project Manager before Construction stage. Currently contacts are as follows:

Client	Neath Port Talbot County Borough Council
e-mail:	t.phillips2@npt.gov.uk
Telephone:	01639 686475
Principal Designer	Neath Port Talbot Council
e-mail:	t.phillips2@npt.gov.uk
Telephone:	01639 686475
Principal Contractor	Vaughan Construction Ltd
e-mail:	adam@vaughanconstruction.co.uk
Telephone:	07855033641
Site Manager	Jake Mcavoy
e-mail:	jake@vaughanconstruction.co.uk
Telephone:	07984164735
Environmental Authority	Natural Resources Wales
e-mail:	enquiries@naturalresourceswales.gov.uk
Telephone:	0300 065 3000
Local Authority (Environment)	Neath Port Talbot Council
e-mail:	ehts@npt.gov.uk
Telephone:	01639 685678

Local Authority (Planning)	Neath Port Talbot Council
e-mail:	planning@npt.gov.uk
Telephone:	
Health & Safety Executive	Health & Safety Executive
e-mail:	
Telephone:	0300 003 1747
Fire & Rescue Service	Mid & West Wales Fire & Rescue Service
e-mail:	mail@mawwfire.gov.uk
Telephone:	0370 606 0699
Ecological Specialist	
e-mail:	
Telephone:	
Environmental Manager	
e-mail:	
Telephone:	
Utilities (Gas)	Wales & West
e-mail:	
Telephone:	0800 111 999
Utilities (Electric)	National Grid
e-mail:	
Telephone:	0800 096 3080
Utilities (Water)	Dŵr Cymru Welsh Water
e-mail:	
Telephone:	0800 052 0130
Utilities (Sewerage)	Dŵr Cymru Welsh Water
e-mail:	
Telephone:	0800 052 0130
Utilities (Communications)	BT / Openreach
e-mail:	
Telephone:	0800 800 152
Highways	Traffic Wales
e-mail:	contact@traffic.wales
Telephone:	0300 123 1213
Waste Management Contractor	
e-mail:	
Telephone:	

Pollution Incident Reporting & Escalation Procedure

The purpose of this procedure is to provide a clear process for the reporting, investigation, escalation and closing out of any pollution incident arising during the construction works.

Immediate Actions (On-Site Operatives)

- STOP work immediately if the activity is causing or likely to cause pollution.
- Contain the incident if safe to do so (e.g. use spill kits, isolate source, block drains).
- Notify the Site Manager or Environmental Manager *verbally* without delay.
- Record the time, location, nature of the incident, and initial containment measures.

Site Manager / Environmental Manager

- Attend site immediately to assess the incident.
- Confirm classification of incident:
    - Minor – fully contained on site, no off-site impact.
    - Significant – potential or actual off-site impact or breach of legal limits.
- Log the incident in the *Pollution Incident Register* with full details.
- Escalate as follows:
    - Minor: proceed to internal clean-up and record corrective actions.
    - Significant: notify the Principal Contractor.

Regulatory Notification (Significant Incidents)

- Site Manager to contact Natural Resources Wales (NRW) immediately on 0300 065 3000.
- If relevant to protected habitats or species, also notify the Local Planning Authority Ecologist.
- Notify the Client's Project Manager within 1 hour.

Containment and Clean-Up

- Deploy spill kits, booms, silt fencing, or other controls as necessary.
- Arrange removal of contaminated material by a licensed waste carrier.
- Take photographs of the incident site before and after clean-up.

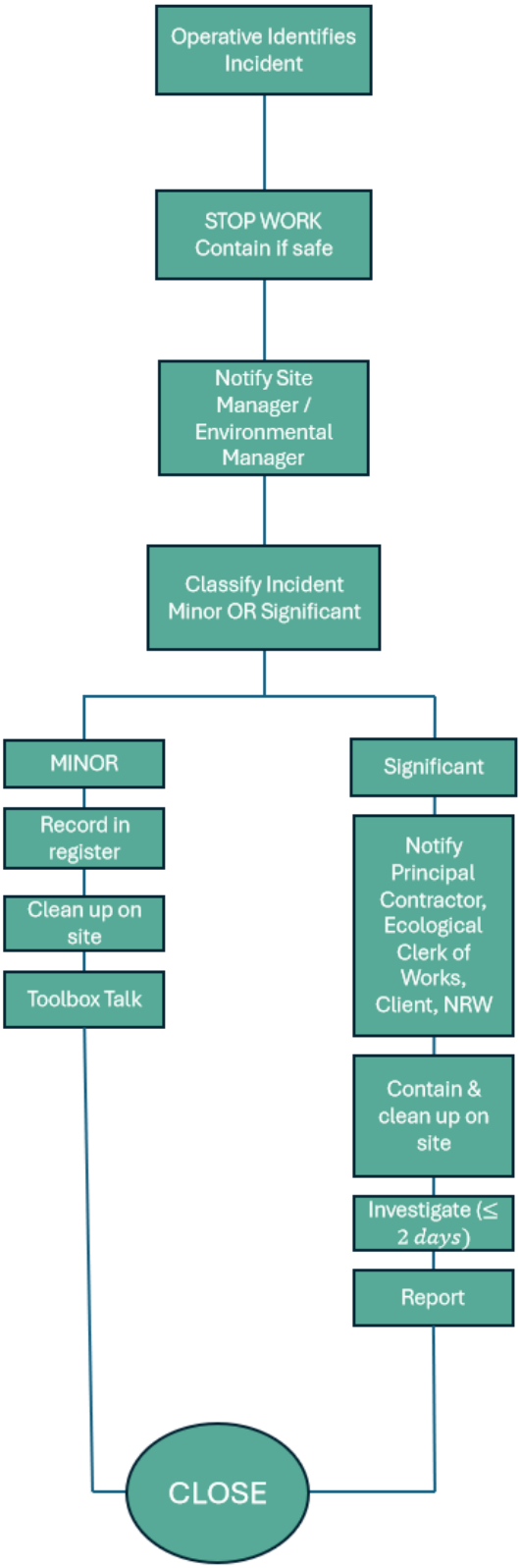
Investigation and Root Cause Analysis

- Environmental Manager to complete a root cause analysis within 2 working days.
- Identify corrective and preventative actions.
- Update the Pollution Incident Register with findings and actions.

Close-Out

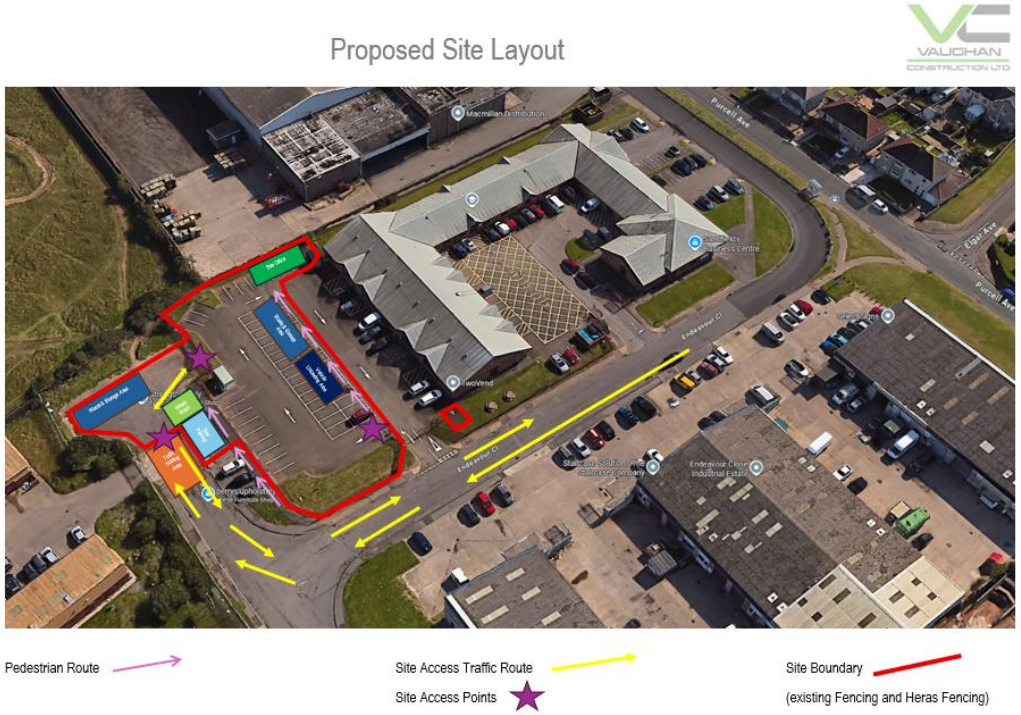
- Confirm clean-up is complete and site is restored to pre-incident condition.
- Close the entry in the Pollution Incident Register.
- Share lessons learned with all site operatives via a toolbox talk.

Pollution Incident Reporting & Escalation Procedure Flow Diagram



Appendix G: Site Set Up

Phase 1 access & egress.



Phase 2 access & egress.

Appendix H: Traffic Management Plan

This Construction Traffic Management Plan (CTMP) has been prepared by Greenbuild Management Services Limited (GBMS) on behalf of Vaughan Construction Ltd in regard to the management of all site traffic, with particular reference to environmental safeguards and mitigation required to address impacts identified in the Environmental Impact Assessment, in relation to Construction of 5 no. industrial workshop units for Sandfields Young Business Centre, Endeavour Close Industrial Estate, Endeavour Close, Sandfields, Neath Port Talbot, SA12 7PT.

The purpose of this CTMP is to set out the areas for consideration when preparing the programme of works and when undertaking the site construction. It will be used during the construction phase of the development and updated as necessary, acting as a 'live' document to ensure it is always 'current'. Where the document is updated it will clearly be noted in the document history and status section of this document.

The site is situated within Endeavour Close Industrial Estate.

All construction vehicles are to access the site via Endeavour Close as indicated in the below directions and image.

Westbound

- Use Junction 41 from the M4 and taking the 1st exit at the roundabout to A4241.
- At the second roundabout take the 2nd exit continuing on the A4241.
- At the third roundabout take the 2nd exit to enter Seaway Parade.
- At the fourth roundabout take the 3rd exit to enter Solar Way.
- Take the 1st left to enter Endeavour Close. Follow Endeavour Close to the end of the road and the site is on the right hand side.

Eastbound

- Use Junction 42 from the M4 and following signs to A48.
- At the first roundabout take the 3rd exit to continue on the A48.
- At the second roundabout take the 4th exit to enter the A4241.
- At the third roundabout take the 2nd exit continuing on the A4241.
- At the fourth roundabout take the 2nd exit to enter Seaway Parade.
- At the fifth roundabout take the 3rd exit to enter Solar Way.
- Take the 1st left to enter Endeavour Close. Follow Endeavour Close to the end of the road and the site is on the right hand side.

Phase 1 Access & Egress:
Access and egress the site via Entrance 1 (Hammerhead) to load/unload.

Entrance 1	Access & Egress Route

Once the construction works no longer allows access via Entrance 1 Phase 2 will require vehicles to reverse into Entrance 2 through the use of a banksman to load/unload and egress via Entrance 2.

Phase 2 Access & Egress:

Entrance 2	Access & Egress Route

NO vehicles are to reverse onto Endeavour Close.