

Carmarthenshire County Council  
**Machynys Hotel Outline Planning  
Application**  
Outline Construction Environmental  
Management Plan

4.50

Issue | 22 December 2020

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 278688-00

**Ove Arup & Partners Ltd**  
63 St Thomas Street  
Bristol BS1 6JZ  
United Kingdom  
[www.arup.com](http://www.arup.com)

**ARUP**

# Contents

---

	Page	
<b>1</b>	<b>Introduction</b>	<b>1</b>
<b>2</b>	<b>Assumptions and restrictions</b>	<b>2</b>
<b>3</b>	<b>Environmental Control Measures</b>	<b>3</b>
3.1	Overarching Principles	3
3.2	Management of Environmental Effects	4

# 1 Introduction

---

This document is the Outline Construction Environmental Management Plan (CEMP) to accompany the outline planning application for construction of a 140-bed hotel with associated car parking, access roads, landscaping and infrastructure works (the 'proposed development').

The outline CEMP contains control measures, and the standards to be implemented to mitigate impacts throughout the construction of the proposed development. These measures have been informed by the technical assessments undertaken to support the outline planning application.

The Contractor would be responsible for producing the final CEMP in accordance with the requirements set out in this document. It is likely that a full CEMP would be a condition of any reserved matters application to be agreed with and approved by Carmarthenshire County Council (CCC) as Local Planning Authority before commencement of construction.

As such, the measures within this document are high-level principles that will be subject to refinement, amendment and expansion as necessary when the reserved matters are brought forward.

## 2 Assumptions and restrictions

---

This document is based on the information within technical reports submitted in support of the outline planning application for the proposed development and other material considerations.

Given that all matters are reserved as part of this outline planning application, this document is limited to providing the principles for responsible construction. It is intended that a CEMP is developed fully by the Contractor(s) once appointed, should the proposed development proceed.

All site construction staff, including sub-contractors, would be required to comply with a CEMP, to be provided at reserved matters stage, throughout the entire construction stage of the proposed development.

It is assumed that any failings in environmental management will be corrected through regular site monitoring and site audits, undertaken by the Contractor's Environmental Manager.

All environmental incidents and accidents will be recorded and reported to the Contractor(s)'s Site Foreman and the Project Manager. Following a review of the incident, the Contractor's Environmental Manager will instigate an appropriate change in procedure where necessary.

## 3 Environmental Control Measures

---

This section of this outline CEMP sets out overarching principles for considerate construction and identifies the control (i.e. mitigation) measures that have been identified for each environmental topic assessed within the technical documents supporting the outline planning application.

### 3.1 Overarching Principles

**General environmental control measures** – It is expected that the Contractor(s) would implement a number of measures to protect the environment. These could include; use of fuel spill kits, control of light spillage, locating washing facilities away from watercourses, minimising air and noise pollution, appropriate storage of hazardous materials and marking controlled areas.

**Training and competence** – The Contractor(s) will set out a programme of training to enable all site personnel to be aware of the potential risk to the environment during the construction progress. This could include; training to identify environmental risks, environmental awareness toolbox talks, and practical training for clean-up procedures, disposal and recycling.

**Protective clothing and equipment** – Appropriate Personal Protective Equipment (PPE) will be provided to all construction workers. The assessment of risks to construction workers and the provision of appropriate PPE would be the responsibility of the contractor involved in the works.

**Working Hours** – Control of working hours is a fundamental means of controlling noise and vibration. It is expected that details of working hours will be provided by the Contractors at reserved matters stage.

**Communication** – It is expected that the Contractor(s) would put in place measures to report on the implementation of the CEMP, associated management plans and method statements, as well as keeping the site team updated with policy, procedure, legislation and best practice guidance.

**Community Liaison** – It is expected that the Developer and Contractor(s) will prepare a procedure for local community liaison to inform stakeholders of project progress, highlighting any issues, arranging resolution of any issues and providing a general point of contact for enquires and complaints.

**Considerate Construction** - The Contractor(s) and the site will be registered with the Considerate Construction Scheme and will be monitored and measured against the code of Considerate Practice.

## 3.2 Management of Environmental Effects

**Construction Traffic Management** – A Outline Construction Traffic Management Plan (CTMP) has been prepared to outline measures to minimise potential traffic impacts arising from construction. Principles established within the Outline CTMP include; implementing designated construction traffic routes, restricting heavy goods vehicle movements to avoid traffic peaks, temporary site access proposals, on-site speed limits, wheel wash facilities and temporary traffic control measures (where appropriate). A full CTMP would again be provided at reserved matters stage or conditioned to that future approval for development by a Contractor(s), once appointed.

**Noise and vibration control** – The Contractor(s) will, in so far as is reasonably practicable, seek to control and limit noise and vibration levels so that residential properties and other sensitive receptors are protected from excessive noise and vibration levels arising from construction activities. Noise and vibration will be monitored during the construction period, as appropriate.

**Air quality** – Whilst the site is not within an Air Quality Management Area, there may be impacts such as dust soiling as a result of construction. It is advised that the Contractor produces a Dust Management Plan as part of a full CEMP to control emissions and where there is a high potential for dust production, the areas should be enclosed and kept clean using wet methods.

**Water resources** – Site compounds should be located away from surface water features and a site drainage strategy should be prepared and implemented to prevent localized flooding or pollution of surface and groundwater from sediment and other contaminants during construction.

**Biodiversity** – Detailed measures to deal with ecological constraints will be prepared including the following, as appropriate: details of nature conservation features, guidance on best practice measures, procedures to be adopted on unexpected discovery of protected species, measures for vegetation clearance, and ecological toolbox talks.

**Archaeology and cultural heritage** – If necessary, a watching brief could be undertaken to be in place during construction, to mitigate the discovery of any previously unidentified features. Any construction will avoid sites and surface features which may be of heritage value and a Written Scheme of Investigation can be produced if necessary.

**Landscape** – Typical measures to protect landscape include management of vegetation removal and handling, retaining trees and vegetation where possible, reducing visual intrusion during construction through a well-maintained and tidy site and by protecting those trees and vegetation to be retained in line with British Standards.