

Construction Environmental Management Plan (CEMP)

Proposed Construction of a Single Dwelling

Rear of 29 Robertson Way, Malpas, Newport NP20 6QG

Prepared for: Planning Submission

Date: July 2026

1. Introduction

This Construction Environmental Management Plan (CEMP) has been prepared to demonstrate how environmental impacts associated with the construction of a single detached dwelling to the rear of 29 Robertson Way, Malpas, Newport will be managed throughout the construction period.

Access/egress uses Horrocks Close. The owner/developer lives on the Horrocks Close adjacent the site.

The site benefits from being – isolated from wider general public, having a well defined boundary and excellent access/egress. Deliveries will be easily made using the lane – there will be no issues with road or pedestrian users of Horrocks Close.

The objectives of this CEMP are to:

- minimise impacts on neighbouring residents;
- protect the local environment;
- ensure compliance with relevant legislation;
- provide environmental controls for all contractors;
- minimise nuisance from construction activities.

The plan follows recognised good construction practice and reflects the purpose of a CEMP as used in Welsh planning and infrastructure projects.

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Figure 1 - Site showing fencing, parking area and gates

2. Site Details

Site Address

Rear of 29 Robertson Way
Malpas
Newport
NP20 6QG

Development

Construction of one new residential dwelling including:

- Site clearance
- Excavation
- Foundations

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- Drainage installation
- Superstructure
- Roof construction
- External works
- Landscaping

Construction duration is anticipated to be approximately 5-7 months.

3. Site Management

The Principal Contractor shall be responsible for implementation of this CEMP.

Responsibilities include:

- Environmental compliance
- Daily inspections
- Pollution prevention
- Waste management
- Dust suppression
- Noise control
- Liaison with neighbours

All subcontractors shall receive a site induction covering environmental requirements before commencing work.

4. Welfare Facilities

The client is also the developer and resides adjacent to the site. Welfare facilities for contractors shall be provided from the developer's adjacent home, which is identified on the submitted site plan. These facilities shall remain available to site personnel throughout the construction period. The plan below shows the extent of ownership. The red line being the site. The green line shows the owners' home, which will provide welfare facilities.

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5. Working Hours

Construction activities shall normally be restricted to:

Monday–Friday: 08:00–18:00

Saturday: 08:00–13:00

Sunday and Bank Holidays: No working unless previously agreed with the Local Planning Authority.

6. Construction Traffic

Construction access and egress shall be via Horrocks Close.

The development consists of a single dwelling and therefore construction traffic will be limited.

The site itself is sufficient size to accommodate parking and turning for contractors' vehicles and smaller delivery vehicles within the site boundary. There is also space for parking on land outside the site. Larger delivery vehicles shall be managed by pre-arranged delivery slots and supervised loading or unloading arrangements where on-site turning is not practicable.

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Measures include:

- Deliveries booked in advance.
- No contractor parking blocking neighbouring driveways.
- Vehicles shall switch off engines when stationary.
- Wheel cleaning undertaken if mud is deposited on the highway. Wheel wash will take place at site of gates – see photo above.
- Roads inspected daily.
- Any debris immediately removed.

Large deliveries shall be timed to avoid school peak periods where practicable.

The anticipated construction vehicles are expected to include small vans, light commercial vehicles, skip lorries, concrete delivery vehicles, scaffold delivery vehicles, and occasional rigid delivery lorries for materials such as blocks, timber, roof materials and drainage products. Articulated vehicles shall not be used unless specifically agreed in advance and suitable access arrangements have been confirmed.

Vehicle movements shall be managed so that the number of vehicles attending the site at any one time is kept to the minimum necessary. Deliveries shall be scheduled on a just-in-time basis where practicable to avoid queuing on Horrocks Close or obstructing nearby residential accesses.

All contractors and delivery drivers shall be instructed to approach and leave the site with care, drive at low speed within the residential area, give priority to pedestrians and residents, and avoid reversing movements where possible. Where reversing is unavoidable, a banksman shall be used when required to maintain safety.

Contractor parking shall be controlled by the Site Manager. Operatives shall be encouraged to share vehicles where possible, and parking shall not take place in a manner that restricts visibility, prevents refuse collection, blocks driveways, obstructs footways, or affects emergency access.

Loading and unloading shall take place within the site boundary wherever practicable. Where this is not possible, unloading shall be undertaken for the shortest practicable period and shall be supervised to ensure highway safety and minimal disruption to neighbouring properties.

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The Site Manager shall monitor vehicle-related impacts throughout the works, including mud on the road, obstruction, engine idling, delivery timing, and neighbour complaints. Any issue arising from construction traffic shall be recorded and addressed promptly.

7. Dust Management

Dust will be controlled by:

- damping down during dry weather;
- covering skips;
- covering stockpiles;
- minimising drop heights during loading;
- keeping haul routes clean;
- sweeping hard surfaces when required;
- preventing unnecessary idling of plant.

No burning of waste shall take place on site.

8. Noise and Vibration

Noise will be minimised through:

- use of modern well-maintained equipment;
- switching off machinery when not in use;
- limiting reversing alarms where safe;
- locating generators away from neighbouring properties;
- avoiding unnecessary revving of engines.

Any particularly noisy operations shall be completed during normal daytime hours.

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9. Air Quality

Vehicle movements will be kept to a minimum.

Materials likely to create dust shall be transported in covered vehicles.

Site speed limits shall be maintained at low speeds to reduce dust generation.

10. Protection of Water Environment

Measures include:

- no discharge of contaminated water into surface water drains;
- fuels stored in bunded containers;
- spill kits available at all times;
- concrete washout undertaken in designated contained areas;
- immediate clean-up of accidental spillages.

Any spill shall be reported immediately to the Site Manager.

11. Waste Management

Waste shall be managed in accordance with the waste hierarchy.

Waste streams will include:

- timber
- metal
- cardboard
- plastics
- concrete
- excavation spoil

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Where possible materials shall be reused on site.

Waste shall be removed only by licensed waste carriers.

Waste transfer notes shall be retained.

12. Storage of Materials

Materials shall be stored in designated areas.

The client owns land adjacent to the site which may be used for the temporary storage of construction materials if required. Should this area be used, it shall be fenced off using Heras fencing to provide clear separation and site security. The Heras fencing shall be stored on site and installed only if found to be necessary.

Hazardous substances shall be:

- clearly labelled;
- securely stored;
- protected from weather;
- kept within bunded storage where appropriate.

Storage areas shall be inspected regularly.

13. Ecology

Although the site is within an existing residential curtilage, the following precautions will be adopted:

- unnecessary vegetation clearance avoided;
- any nesting birds protected during the nesting season;
- any unexpected protected species discovery shall result in works stopping immediately in the affected area pending ecological advice;

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- external lighting kept to the minimum necessary during construction.

14. Pollution Prevention

The contractor shall maintain:

- spill response kits;
- absorbent materials;
- emergency contact numbers.

Refuelling shall only occur within designated areas.

Plant shall be inspected regularly for leaks.

15. Fuel and Chemical Storage

Fuel storage shall:

- be locked;
- be bunded to 110% capacity;
- be located away from drains where practicable.

Only minimum quantities shall be stored on site.

16. Site Security

The site shall be secured by:

- temporary fencing;
- lockable gates;
- warning signage;

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- controlled access.

Construction materials shall be stored safely to prevent unauthorised access.

17. Emergency Procedures

Emergency procedures include:

- immediate containment of spills;
- contact emergency services where required;
- notify relevant authorities if pollution occurs;
- record all incidents;
- investigate corrective actions.

Emergency contact details shall be displayed within the site office.

18. Community Liaison

Neighbouring residents shall be treated with consideration throughout construction.

Measures include:

- advance notification of unusually noisy works;
- prompt response to complaints;
- maintaining safe pedestrian access where applicable;
- keeping roads clean.

19. Monitoring

The Site Manager shall undertake routine inspections covering:

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- dust;
- noise;
- waste;
- housekeeping;
- drainage protection;
- pollution prevention.

Corrective action shall be taken where deficiencies are identified.

20. Completion

Following completion:

- all temporary facilities shall be removed;
- waste removed from site;
- disturbed areas reinstated;
- landscaping completed;
- the site left clean and safe.

Declaration

The Principal Contractor shall ensure that all personnel working on the development are familiar with the requirements of this Construction Environmental Management Plan.

This document shall remain available on site throughout the construction period and shall be reviewed should construction methods or environmental risks change.

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