

Planning Condition Discharge Report

Construction Environmental Management Plan (CEMP)

24/0959



**LEVEL COURT FARM, SALTMARSH
LANE, GOLDCLIFF, NEWPORT.
NP18 2AT.**



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February 2025

Construction Environmental Management Plan (CEMP)

DATE ISSUED: 13/02/2025

JOB NUMBER: ABP/0508

PREPARED and

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(ABP)



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Appendix A Extracts from the approved Construction Ecological Management Plan relevant to CEMP practices (September 2024)

Appendix B NRA original comments.

1. INTRODUCTION

- 1.1 This report sets out a Construction Environmental Management Plan (CEMP) to address **condition 4 of permission 24/0959**.
- 1.2 The report seeks to address previous comments raised in particular by the NRA.

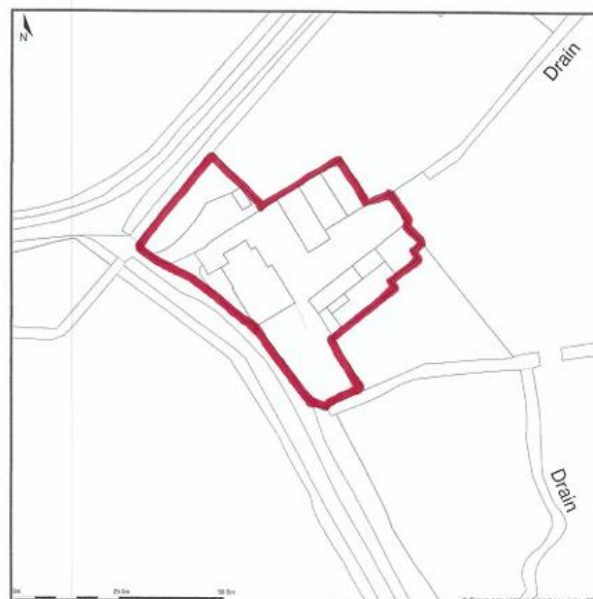
2. ORIGINAL PERMISSIONS

- 2.1 Application **23/1142** established the lawful use of the site as a Landscape Business.

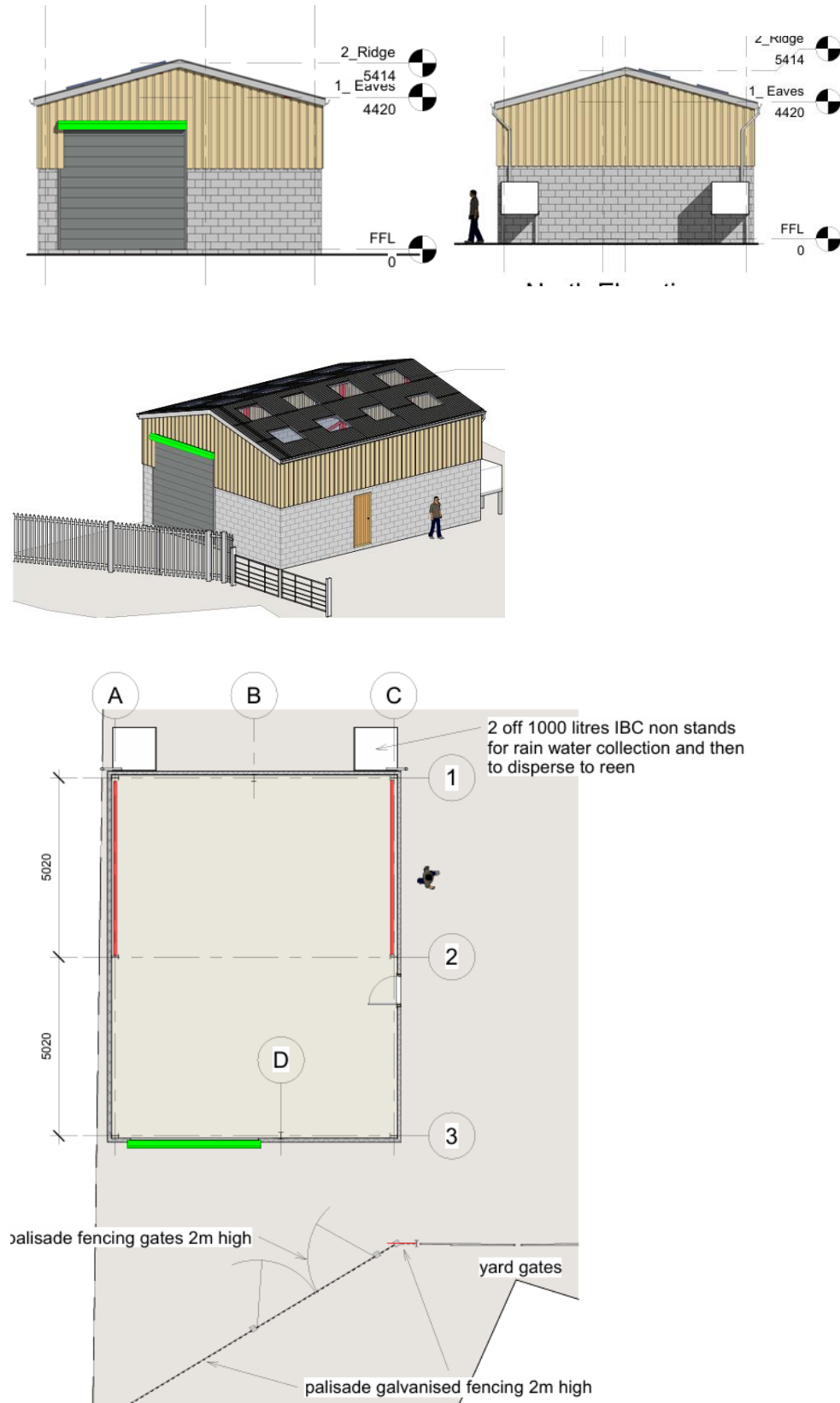
Proposal	LAWFUL DEVELOPMENT CERTIFICATE (EXISTING) FOR THE USE OF LAND AND BUILDINGS FOR STORAGE OF MATERIALS, MACHINERY AND EQUIPMENT IN CONNECTION WITH LANDSCAPING BUSINESS WITH ANCILLARY WORKSHOPS AND OFFICES
Status	Unknown
Decision	Issued (LDCE)
Decision Issued Date	Thu 15 Feb 2024

- 2.2 This established the lawful curtilage and extent of the lawful business use as set out below with curtilage boundaries adjacent two reens.

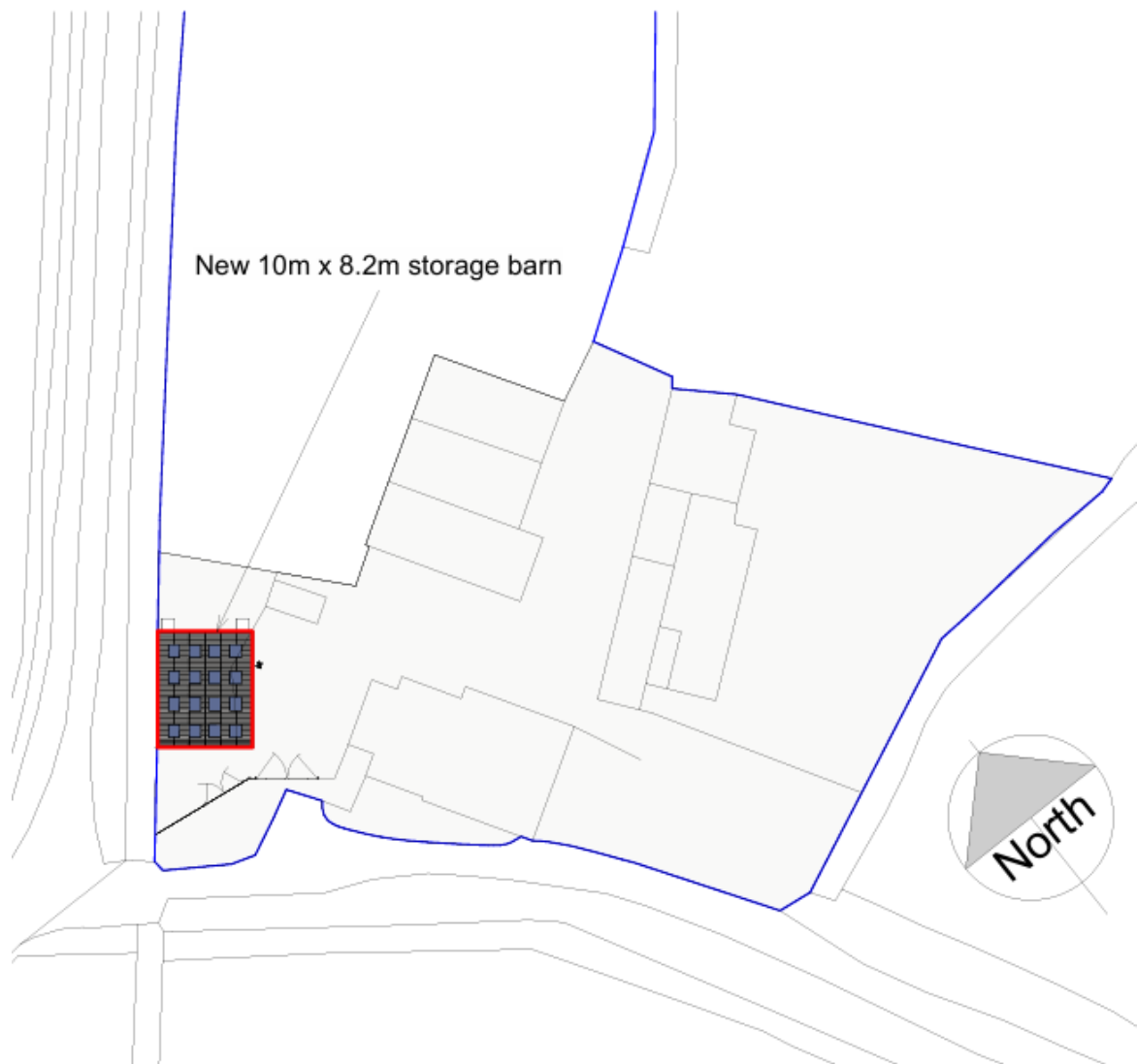
Level Court Farm, Saltmarsh Lane, Goldcliff, Newport, NP18 2AT



2.3 **24/0183** approved the original building (**part constructed, floor slab and frame**) Approved plan MH-9649



ROOF	Corrugated sheets
WALLS	concrete block up 2.4m. Then tanalised board on board
RAIN WATER	150 half round pvc gutter colour grey and 100 dia downpipes
DOORS	Roller shutter to South elevation and 900 wide vertical boarded personnel door to East elevation



Approved site layout.



Existing building already constructed. Finishing off works only required as approved.

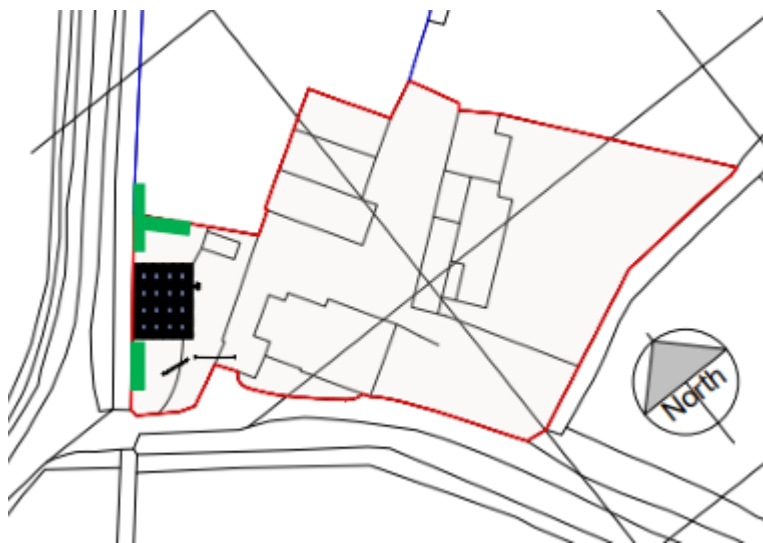
2.4 **24/0815** Partial discharge of conditions 2, 3, 4.

2.5 This was withdrawn to vary the timescales of original conditions.

2.6 This application before withdrawal had a formal comment from the NRA in relation to Construction Environmental Management Plan (see Appendix A)
This report and CEMP seeks to address these comments.

2.6 **24/0959** approved a section 73 variation of conditions to amended timescale as original conditions missed and also discharged condition 2 and 3.
This was approved on 23rd January 2025.

- 2.7 Compliance is therefore needed for condition 2 biodiversity measures. Bird and bat boxes are being manufactured. Full implementation of Biodiversity Enhancement Plan dated 20th September 2024 will progress in tandem with completion of the building.
- 2.8 Compliance is needed with condition 3 agreed hedge planting scheme. These works have been implemented Dec 2024. Hedge Planting v2 Nov 2024. Some whips have already been planted.



- 2.9 A new **condition 4** was attached to **24/0959** which now needs further discharge approval. The condition is set out in full below –
- 04 The building hereby approved shall be removed and the site reverted to its former state within 6 months of the date of the failure to meet any one of the requirements set out in (i) to (iii) below.
- (i) Within **3 months** of the date of this planning permission a site wide Construction Environmental Management Plan (CEMP) and timetable for its implementation shall be submitted to and approved in writing by the Local Planning Authority.
- This CEMP is submitted 13/02/2025 giving to 23/04/2025 for compliance as decision issued 23/01/2025.



The CEMP must include the following information;

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

In addition, the CEMP should reference the Guidance for Pollution Prevention PPG 6: Working at construction and demolition sites and/or GPP 5: Works and maintenance in or near water and include a link to www.netregs.org.uk/environmental-topics/guidance-for-pollution-prevention-gpp-documents/guidance-for-pollution-prevention-gpps-full-list/ so that the guidance can be referred to on-site if needed.

3. SITE WIDE Construction Environmental Management Plan

3.1 The timescale for the CEMP is as follows –

13th February 2025 Submission of condition discharge.

10th April 2025 Assume condition discharge approval (8 weeks)

22 nd April 2025	Secure buffer zone with temporary fencing. Establish exclusion zone
May – June	8 weeks – complete western elevation first with block work and cladding.
1 st July or on completion	When west wall complete move in the temporary fencing to protect whole buffer to reen for rest of build as exclusion zone.
July – September 2025	Estimated completion of works. Site construction elements all removed.

No lights are required as all day time working only.

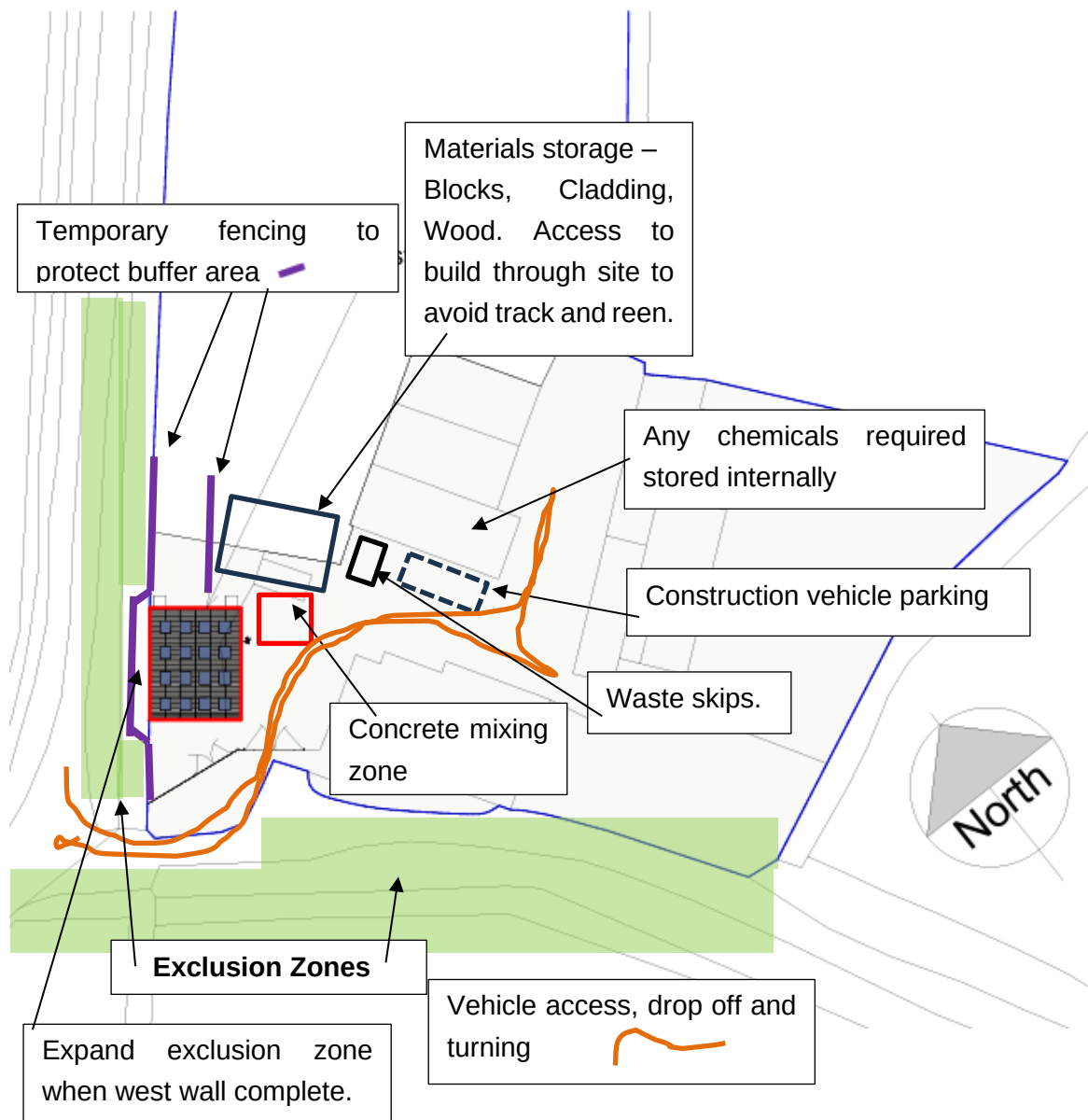


Existing part completed building to be finished with walling

It is important to note that the existing building and business is adjacent the reen and thus the standard 12.5m buffer is not possible at this site which has been reflected in previous comments.

The approach is to protect the best buffer possible and ensure no impact upon the reens.

CEMP KEY DIAGRAM



PRIORITY – Ensure no encroachment, use or leakages, spillages into Exclusion zones.
Construction will take place from within site area.

The buffers will be protected at all times.



No works at all in southern exclusion zone



Exclusion zone to be fenced to prevent encroachment.





Area for materials storage, away from reeve → and to be temporary
Heras fenced to protect reeve.



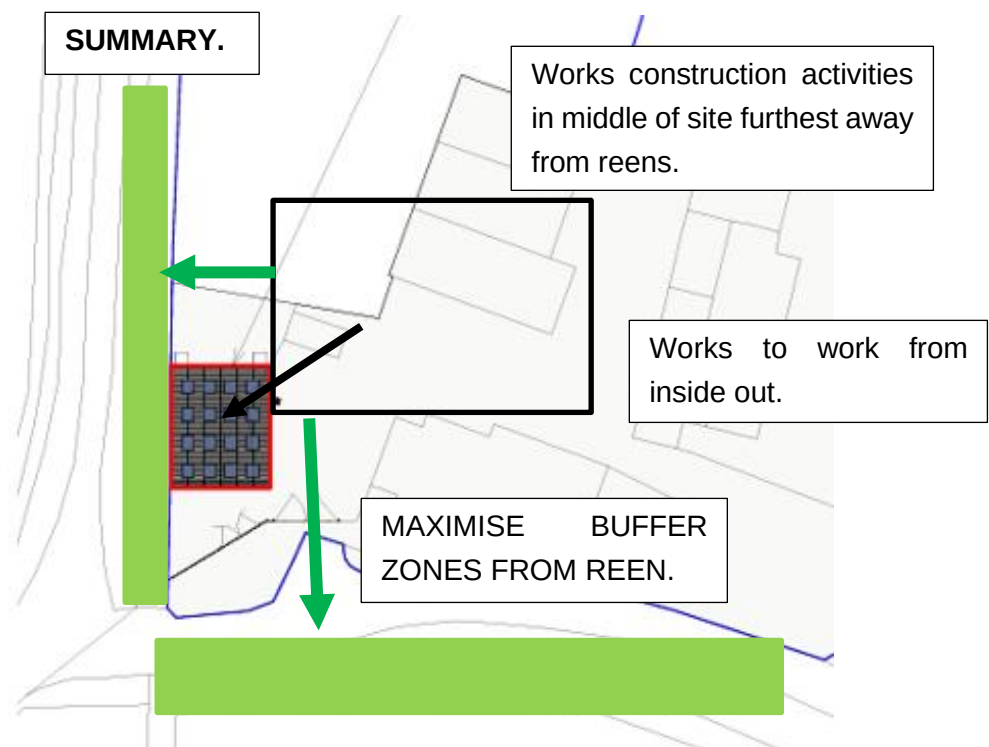
Frontage already
fenced, digger to be
removed.



Waste skip and
parking in place.



Mixing zone
Materials to be
moved.



Construction Plan responses –

- Construction methods: details of materials, how waste generated will be managed;

A dedicated waste skip area is shown on the CEMP key diagram. This will provide internal access through the site, not via roadways adjacent reën. The waste will be professionally disposed of.

- General Site Management: details of the construction programme including timetable,

See above page 6

details of site clearance;

no site clearance required, building already completed with foundation slab, metal frame and roofing. No excavations required, just block work and cladding to be completed.

details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.

Buffer zones shown to protect immediate adjoining areas to site.

Concrete mixing zone identified in CEMP key diagram

No oils, fuels required for block wall and cladding nailing/screw fixing

Site to be swept at end of each week for remnants of block, mortar, nails to be cleared and taken to skip zone.

Water interceptor channel inserted around mixing zone for disposal waste if required.

Washing of vehicles if required at identified parking space.

There are no surface water drains. Rainwater is collected at rear on building as on approved plan

- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.

Chemical storage is within existing site business buildings, generally limited to paint, fuel, fertilizer only as required for landscape business, not required for completion of construction works.

- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.

The permanent building when completed will be secure and air and water tight compared to existing buildings and will improve safety of any future storage of materials and chemicals on site.

Emergency health and safety responsibility managed by DH & SJ Preece Builders Ltd

Following the Guidance for Pollution Prevention will help reduce the likelihood of an incident. However, if one does occur contact the environmental regulator immediately on the relevant Incident Hotline number. A rapid response to incidents will help to minimise the environmental impact and could reduce the overall costs.

Section 8: Reporting an incident to the Environmental Regulator

Incident Hotline Numbers:

In Scotland, Northern Ireland and England call:	In Wales call:
0800 80 70 60	0300 065 3000
(24 hour service; Press 1 for Welsh, 2 for English)	

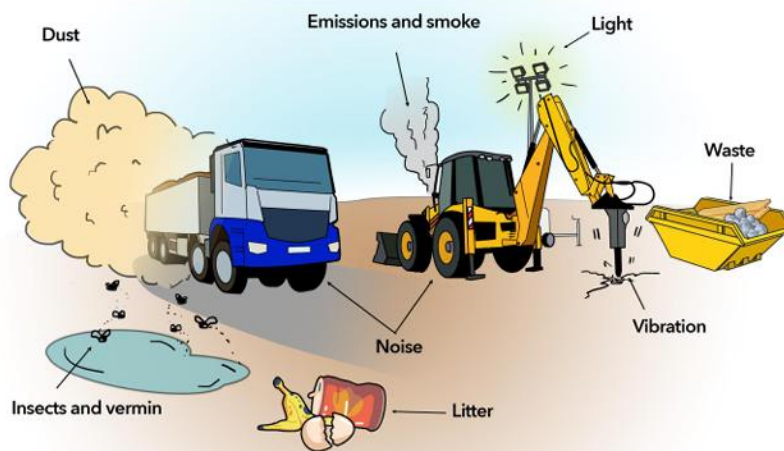
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

DH & SJ Preece Builders Ltd

3.2 This CEMP is produced to meet the following objectives on site –

1. Minimise “dirty water”
2. Recycle wash down water for concrete mix
3. Ensure no waste discharge to Reens.
4. Implement duty of care.
5. Contain storage of materials, waste.
6. Common nuisances will be managed and minimised.

Common nuisances



7. Site Philosophy will be



8. Key objectives during construction will be made known to all workers on site.

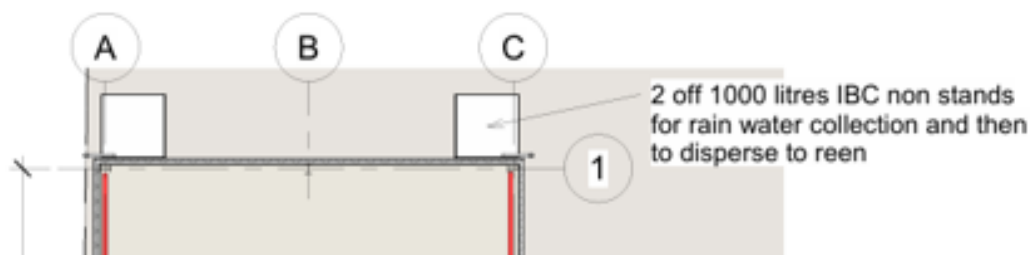
- No more soil strip required.
- Maintain all fencing.
- Maintain exclusion zone.
- Prevent water spill outside site.
- Keep nearby roads clean.
- Protect watercourses as priority.
- Install oil separator if necessary (not required as all materials delivered by third parties, no overnight lorry parking).
- Manage all machines for efficient emissions.
- Wash wheels if necessary.
- Recycle water where possible.
- Recycle waste where possible.

3.3 The following pollution plan principles will be put in place by Preece Builders Limited.

- **Stop** – how to stop pollution occurring in the first place.
- **Contain** – how to contain the pollution at source and prevent further spread.
- **Notify** – who to inform of the incident; this may be site management, environment manager. If it a serious incident they will then inform the principal contractor and your environmental regulator.
- **Decide** – in consultation with the environmental regulator, evaluate significance of incident.
- **Clean up** – how to deal with pollution clean-up and disposing of the waste in accordance with waste regulations.

3.4 Post construction water disposal will be managed as follows

Ground - As existing, but improved reduced flows by building collection building rainwater





4. CONCLUSIONS

- 4.1 This project is minor in that the initial bulk of work with soil strip and foundations are all already completed.
- 4.2 The remaining works involve wall completion and cladding and site fencing resulting in minimal impacts.
- 4.3 This CEMP will ensure that the process is managed effectively to ensure limited minimised harm to the SSSI, reens and water quality.
- 4.4 Buffer zone and exclusion zones are identified.
- 4.6 A site plan to manage, storage, mixing, vehicle parking, wash down and waste is set out in the key diagram.
- 4.7 All works will conform to the guidance for pollution control.

**Appendix A - Extracts from the approved Construction Ecological Management
Plan relevant to CEMP practices (September 2024)**



**CONSTRUCTION
ECOLOGICAL
MANAGEMENT PLAN**

with

**BIODIVERSITY
ENHANCEMENT PLAN**

Level Court Farm

Saltmarsh Lane
Goldcliff
Newport
NP18 2AT

ON BEHALF OF:

Roger & Maria Preece



4 Risk Assessment

- 4.1.1 Potentially damaging construction activities are identified, and assessed against the potential risk, and likely impact of occurrence as follows in Table 1.

Table 1: Level Court Farm, Ecological Risks

Identified Risk	Description	Potential Impact	Action
Inappropriate management of generated waste	Waste is treated inappropriately or placed in areas inappropriate for continued protection of the SSSI	Significant: pollution of surrounding SSSI.	Avoidance: Provision of steps showing how waste generated will be managed.
Inappropriate drainage of site surface water	Water is allowed to drain into surrounding watercourses.	Significant: pollution of surrounding SSSI.	Avoidance: Provision of a pollution prevention plan and how surface water will be managed.
Physical disturbance of surrounding habitat	Surrounding habitat is damaged during construction. Surrounding habitat is illuminated at night using artificial light.	Significant: physical damage to the SSSI. Moderate: fragmentation of habitat which impacts the animals that use the habitat to disperse.	Avoidance: Implementation of buffer zones.
Artificial illumination of surrounding habitat features.	Disturbance caused by lighting, including the blocking of commuting routes	Moderate: night-lighting is a potential deterrent to nocturnal animals, potentially restricting their movement	Mitigation: night lighting during works must be kept to a minimum. Mitigation: night lighting will only form part of the new development if it is on a timber and motion-activated.
Contamination of surrounding habitat and SSSI with harmful substances	Road transport, machinery, generators and similar are potential sources of pollution in case of an incident or where flooding occurs; Harmful substances, such as pesticides can accumulate in freshwater to the detriment of flora and fauna	Significant: pollution of SSSI watercourses by oil and other harmful substances;	Avoidance: design of storage areas and the utilisation of spill kits

5 Practical Measures and Timing of Works

Inappropriate management of generated waste

- 5.1.1 Construction of the building has already commenced, with the hard pad / foundation already present.
- 5.1.2 Continuation of the construction of the building will continue as per the provided and approved plans.
- 5.1.3 Generated waste, such as unusable sizes of materials, defective material and any other such examples must be deposited in a single contained receptacle such as a skip. Contents of the skip will be covered (and the cover secured with weights or ties) when materials are not actively being disposed into it. This will prevent adverse weather from dispersing any material inside the skip.
- 5.1.4 The skip will be suitable to hold the waste concerned. If there are substances that require specialist disposal, these must be kept separate in another similar receptacle and appropriate disposal arranged separately.
- 5.1.5 Under no circumstances may any of the construction materials be left loose on site as this presents a risk to the SSSI surrounding during adverse weather events.

Inappropriate drainage of site surface water

- 5.1.6 Existing site runoff drains into the adjacent ditch and reen, which form part of the SSSI.
- 5.1.7 With regard to runoff following completion of construction, two 1000L water butts are proposed to be installed to manage rainwater runoff as part of the proposed development. No toilets, sinks or other additional sewer implications are proposed.

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- 5.1.8 With regard to surface water runoff during construction, protection of the adjacent watercourses is the priority. Placement of sandbags (or similar) along the boundaries between the watercourses and the site is proposed, with the water directed to a container that is then collected and taken off site, or disposed of via an appropriate drain.

Physical disturbance of surrounding habitat (damage)

- 5.1.9 The surrounding SSSI must be protected from physical damage, removal of vegetation and damage to the ground. A buffer zone must be erected to ensure that the vegetation of the SSSI is kept at a distance from the construction works and that it remains undisturbed.
- 5.1.10 This buffer is to be a physical barrier or cordon, such as Heras fencing, other sturdy fencing or strong tape/cordon material. This barrier must be 2m from the watercourses at all times and for the length of the boundary, and must be in place until the completion of works on site when it may be removed.

Artificial illumination of surrounding habitat features

- 5.1.11 Use of artificial light has potential to adversely impact nocturnal species that use natural linear features to disperse through the landscape at night. Use of artificial light to complete the works is strongly discouraged: completion of works during daylight hours is recommended.
- 5.1.12 If artificial light must be used to complete the works, it must be directed away from any natural linear features (hedgerows, tree lines, watercourses) and any light fixtures fitted with backboards / shrouds to prevent light-spill onto these natural features.
- 5.1.13 With regard to artificial lighting on the completed structure: installation of artificial lighting is strongly discouraged. However, if it must be installed, the following recommendations must be followed:
- Lights must be on a motion sensor;
 - Lights must be on a timer to turn off automatically after 30 seconds;
 - Lights must be angled sharply downwards to illuminate the floor only (or illuminate specific features only);
 - Lights must never illuminate natural linear features or features such as bat boxes; and
 - Lights must be fitted with backboards, shrouds, hoods and / or cowls (or must be of a type of fixture that has these features built in).
- 5.1.14 The ILP (2023) guidance notes provide details on lighting requirements for nocturnal animals.

Contamination of surrounding habitat and SSSI with harmful substances

- 5.1.15 All materials used for the construction process that have the potential to cause pollution, such as oils, chemicals, cement, lime, cleaning materials and paints, will be stored in a secure (lockable) store area located within the construction site. All materials will be clearly marked and identified and kept in original/approved containers. Any damaged or empty containers will be removed to an approved waste recycling centre and replaced.
- 5.1.16 All construction materials, plant, site facilities etc, will be located within a designated area. Areas for storage and appliance of potentially harmful substances will be located on an area of hardstanding, with wash down and refuelling areas in particular situated on impermeable surfaces. No such areas are to be located in the vicinity of any drains or the small stream running across the western site boundary, avoiding potential contamination of surface water. All wash down will be carefully contained in a sump, such as skips or drums, and safely disposed of to avoid pollution and any potentially polluting materials/fluids, entering into any drain or the stream. Wheel washing will be carried out where necessary to control the amount of mud deposits on the adjacent road. This will follow the same principles of containment and removal. A designated person (e.g. Site Manager), responsible in case of incident, and for all hazardous material and potentially damaging operations, will be on site during all works.
- 5.1.17 All vehicles and plant used on site will be maintained to a high level to ensure that no fuels, oils or other potentially damaging fluids can pollute the site or adjacent land.
- 5.1.18 Necessary on-site equipment will include a standard spill-kit, the location of which will be detailed in a toolbox talk, and held in a written format by the Site Manager or Site Owner. A list of internal and external contacts will be provided in order to inform all involved parties. Responsibility for any incident will lie with the Contractor and any measures will be undertaken by the person designated to be responsible by the Contractor, such as the Site Manager. All incidents will be reported to the



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relevant bodies, including the Natural Resources Wales pollution hotline: (0300) 065 3000. Responsibility for the accessibility of the spill kit lies with the contractor.

- 5.1.19 All on site and adjacent roads, will be regularly brushed or scraped and kept free from dust and dirt deposits. In dry weather dust suppression measures will be used. Damping down of stockpiled material will be carried out as required, in order to avoid excessive damping, potentially leading to run-off.
- 5.1.20 Earth works on site will be planned in order to minimise the amount of time in which bare soil is exposed, but not worked on or seeded. Where soil remains bare, but not worked on or seeded, for a period of time in excess of 14 days, it will be covered with geotextile matting. If soil is to be piled up but not seeded immediately, the toe of the slope will be covered with geotextile matting in order to prevent run-off.
- 5.1.21 Straw bales must be used as rudimentary silt traps in areas of running water, and must be monitored to ensure that they are fit for purpose. During periods of intense rainfall, consideration will be given to the cessation of works, and covering of all exposed areas with geotextile matting.
- 5.1.22 Any waste or arisings must be stored above ground level (e.g. on pallets or in skips).

APPENDIX A NRA Comments 04th December 2024



Ein cyf/Our ref: CAS-268421-H5N0
Eich cyf/Your ref: 24/0815

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 04 December 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Partial Discharge of Conditions 02 (biodiversity enhancement measure(s) and an implementation timetable), 03 (landscaping scheme) and 04 (construction environmental management plan) of planning permission 24/0183 for construction of new storage building (part retrospective)(resubmission of 23/0910)

LLEOLIAD/LOCATION: Level Court Farm, Saltmarsh Lane, Goldcliff, Newport, NP18 2AT

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 13 November 2024.

We have concerns with the application as submitted. We do not recommend your Authority discharges condition 4 for the following reasons.

Construction Environmental Management Plan

Designated Sites

The development is within and adjacent to the Gwent Levels – Nash and Goldcliff Site of Special Scientific Interest (SSSI) and Newport Wetlands SSSI.

The Gwent Levels – Nash and Goldcliff SSSI is notified for its range of aquatic plants and invertebrates associated with the reens and ditches of the drainage system. The special interests of the SSSI are dependent on the water quality, water quantity, the existence of the drainage system and its continued management. Any development which has an adverse impact on any of these factors will have an adverse impact on the wildlife for which the area is notified.

Buffer Zones

We note that the development is within 5 metres of Saltmarsh Reen. To protect the SSSI, we normally insist on a buffer zone of 12.5 metres from works to the top of the ditch bank in which there should be no physical development, no storage of materials including soil piles or fuel storage, no refuelling of machinery, and where possible no trafficking of vehicles. This is required to ensure that contamination of reens and impacts on the interest features of the

SSSI are avoided. We would emphasise that no future development is considered within this buffer zone.

We note that the CEMP states a 2 metre buffer zone will be implemented for the duration of construction. We note that this is a retrospective application where a significant portion of development has already taken place, based on the scale of the development, we consider that it is possible for construction to be completed without significantly impacting on the SSSI providing appropriate pollution prevention measures are adhered to.

However, based on the close proximity of the storage building to Saltmarsh Reen, we require further information on what materials will be stored in the building and details of measures to prevent pollution of the SSSI watercourses during use of the building.

Water Quality

We note that the existing site runoff drains into the adjacent ditch and reen which form part of the SSSI.

There is potential for the run-off entering the watercourses to have an adverse impact on water quality and therefore to cause loss and damage to the plant and animal features of the SSSI as they are dependent on appropriate water quality. Only water of appropriate quality and quantity is discharged to the watercourses of the SSSI, during both construction and operation. Any clean water discharged to the drainage system should be of a quality compatible with the Gwent Levels SSSI and should be discharged at greenfield run-off rate.

We note that surface water runoff during construction is to be collected via a container during construction and taken off site or disposed of via an appropriate drain, however no details are provided which detail how surface water runoff post-construction/ during operation will be managed.

We require further information about how surface water will be managed post construction to ensure the quality of surface water being discharged.

Pollution Prevention

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP). During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. For further guidance please refer to Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the [NetRegs website](#)

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.



We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Gemma James

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.