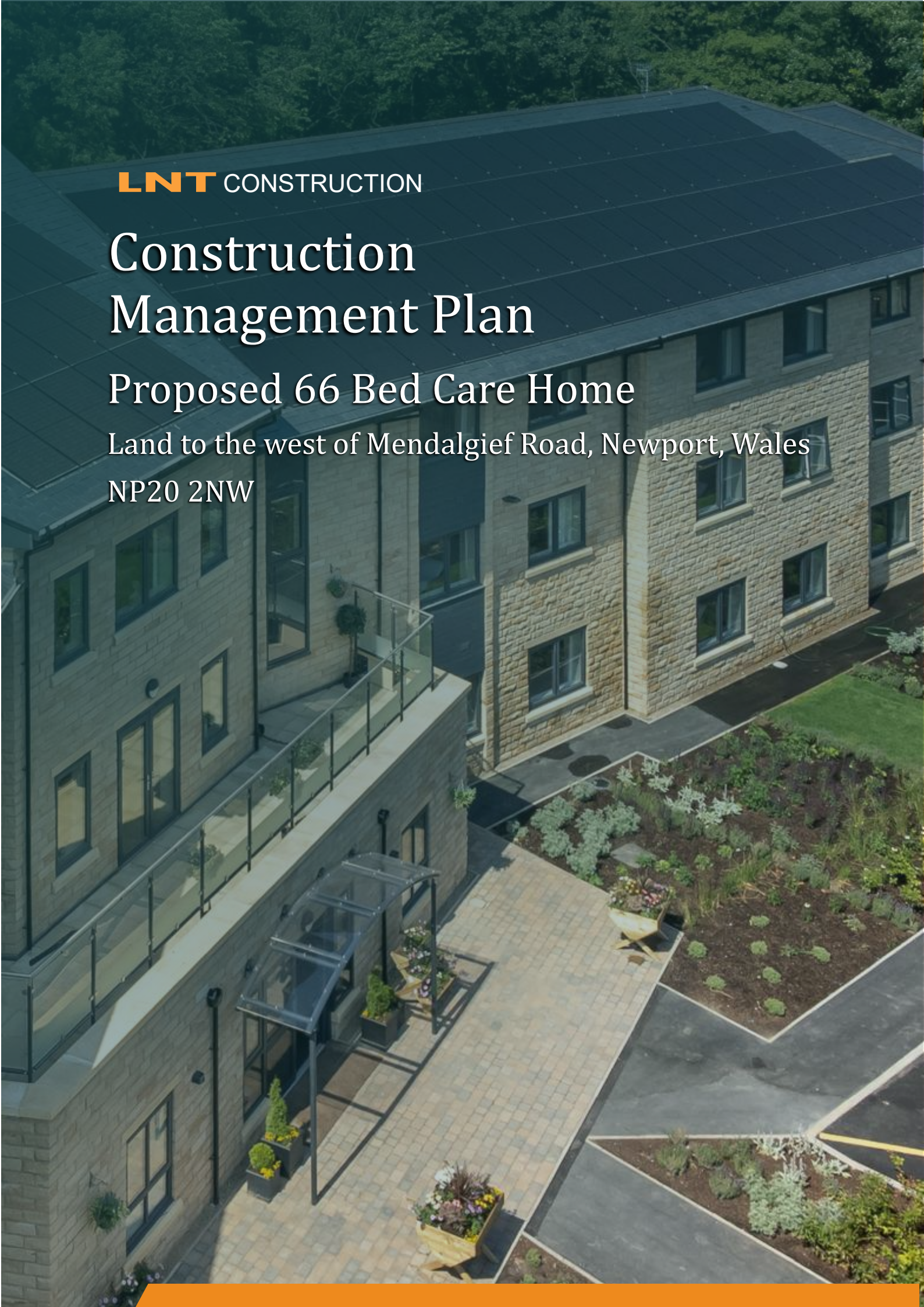




LNT CONSTRUCTION

Construction Management Plan

Proposed 66 Bed Care Home

Land to the west of Mendalgief Road, Newport, Wales
NP20 2NW

Project Information:

- **Project Name:** Proposed 66 Bed Care home
- **Location:** Land to the west of Mendalgief Road, Newport, Wales, NP20 2NW
- **Principal Contractor:** LNT Construction
- **Client:** LNT Care Developments
- **Company details (head office):** Helios 47, Isabella Road, Garforth, Leeds, LS25 2DY
0113 385 3858
- **Document Date:** 26/01/2026.

Contact Names and Roles	Contact details
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George Crockford, Construction Director	George.Crockford@lntconstruction.co.uk 07880230558

1. Introduction

The following information is provided in the form of a Construction Environmental Management Plan as a requirement of condition 2 of planning permission Ref: 25/0375. This document should be read in conjunction with the attached Site Set Up Plan (Drawing No. B-10).

Condition 2 requires the following:

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP should include (but not be limited to):

- Construction traffic management plan (including routes and provision of access to site);
- Details of Parking for contractors, site operatives and visitors;
- 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;
- Fencing, Security and Hoarding details;
- Storage and Compound details;

- Resource Management: details of fuel and chemical storage and containment;
- 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;
- Noise and Vibration Management;
- Dust, Emissions and Odour Management;
- Lighting Details;
- Site Waste Management Plan;
- Contacts and complaints.

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

2. Emergency Contact Number

The Site Manager will be the primary contact for all construction-related matters. The Site Manager's contact number is stated on the front page of this document and will be displayed on the site hoarding for the full duration of the construction phase. In the event of an environmental incident (e.g., spill to ground or risk to drainage), the Site Manager will coordinate the immediate response and any required notifications.

3. General Site Working Hours and Construction Programme

Working hours

The proposed general site working hours are:

- Monday to Friday – 08:00 to 18:00
- Saturday – 08:00 to 13:00
- No works on Sundays or Bank Holidays

No operations audible at the site boundary will occur outside these hours. Any works outside these hours that are audible at the site boundary will be agreed in writing with the Local Planning Authority in advance. No large vehicle movements will be allowed to site before 08:00.

Construction programme and timetable (summary)

The Contractor will maintain a live construction programme, updated as works progress. The anticipated sequencing will be:

1. Enabling works and site access formation (see Section 4)
2. Site establishment: compound/welfare, hoarding/fencing, signage

3. Site clearance and enabling works. Site clearance will be undertaken in a controlled manner with arisings segregated where practicable, stockpiles managed to prevent dust/runoff, and waste removed by licensed carriers with duty of care documentation retained.
4. Groundworks and drainage installation
5. Superstructure and envelope
6. Fit-out and M&E
7. External works and demobilisation

Where programme changes materially affect traffic movements or residential amenity, the Site Manager will review and update site controls in line with this CEMP.

4. Construction Access

The completed care home will utilise a new access off Walker Point Way, in accordance with the highway layout approved under 25/0375. As the site is not currently accessible for construction vehicles, formation of the site access will be treated as enabling works and will be the first construction activity. No mobilisation of plant, deliveries of materials, or other construction operations will commence until the access is constructed, safe, and operational.

The access will be maintained in a clean and safe condition throughout the build. The final wearing course/topcoat will be completed towards the end of the project to avoid damage during construction traffic movements.

5. Parking of Vehicles

A dedicated on-site parking area for contractors and visitors will be laid out and surfaced during the site set-up phase as shown on the Site Set Up Plan (Drawing No. B-10). If additional capacity is required at peak periods, an off-site “park and ride” or car sharing arrangement will be implemented.

For the avoidance of doubt, contractor and delivery vehicles will not park on surrounding estate roads, and deliveries will be managed to avoid waiting within the estate

6. Construction Traffic Management Plan (Routes, Deliveries and Access to Site)

Only authorised plant and vehicles will be permitted to access the site. All contractors will be briefed on access, routes, delivery controls, and parking requirements at induction.

Construction traffic will be instructed to use main trunk roads and avoid town centres where practicable. The anticipated route is via Mendalgief Road/Cardiff Road from the M4 and A48, then Walker Point Way to the site access. Deliveries will be pre-booked and coordinated by the Site Manager to minimise disruption within the local area.

A Vehicle Marshal/Banksman will supervise delivery vehicles entering and leaving site where required, particularly during periods of increased activity and during the access construction phase. Vehicles will not be permitted to idle unnecessarily, and any temporary traffic management required for safe access works will be implemented in accordance with the agreed method statement. Delivery vehicles will be managed to avoid waiting or queuing on surrounding roads.

7. Loading/Unloading, Storage and Compound Arrangements

All materials and equipment will be delivered via the main construction access and off-loaded within the designated laydown/loading area shown on the Site Set Up Plan. Deliveries will be managed to ensure no more than one delivery is waiting to be off-loaded at any one time.

The site compound will be established during the initial set-up phase and will include (as a minimum): welfare/offices, secure materials storage, designated plant parking, loading/unloading and laydown areas, and a segregated waste storage area. Housekeeping will be maintained to keep access routes clear and to prevent windblown litter and debris.

Containment and buffer zones: Storage and potentially polluting activities will be located away from surface water drainage inlets/features and managed with clear separation/buffer distances and additional protection where required (e.g., temporary bunding, drain covers, silt socks). Spoil stockpiles will be positioned and managed to prevent runoff and dust migration.

Concrete washout / cleaning: Concrete washout and equipment cleaning will only take place in a designated contained area or receptacle. Wash water will not be permitted to enter the surface water system.

8. Dust and Mud Mitigation

Risk assessments will be undertaken to identify potential dust and mud risks from construction activities, transport and cutting operations, and proportionate measures will be implemented and monitored by the Site Manager.

Wheel wash facilities will be maintained on site for the duration of the works and will be located near the site exit. Vehicle wheels, underside and axles will be cleaned as required prior to leaving the site, using a manually operated pressure washer (or equivalent).

9. Measures to deal with dirt, debris, mud or loose material deposited on the highway

The site access and internal haul routes will be managed to minimise tracking-out. In the event of any mud/slurry being deposited on the public highway, a road sweeper will be commissioned promptly to clear debris, with the Site Manager responsible for organising and verifying completion.

10. Measures to protect vulnerable road users (pedestrians and cyclists)

Pedestrians will enter through a dedicated pedestrian gate. Cyclists will be asked to dismount and use the pedestrian gate. Segregation measures will be implemented, including defined barriers and walkways where required, to provide safe routes between the entrance, welfare and work areas.

If the footway outside the site requires temporary closure, suitable signage and diversions will be provided to maintain safe pedestrian routes and avoid severance.

11. Arrangements to receive abnormal loads or unusually large vehicles

Where practicable, large plant and materials will be delivered using rigid vehicles rather than articulated HGVs. Large deliveries will be planned in advance, scheduled to avoid sensitive times (e.g., school drop-off/collection), and managed by the Site Manager.

Where appropriate, advance notice will be provided to nearby residents (e.g., letter drop) of significant one-off deliveries.

12. Fencing, Security, Hoarding and General Site Safety

The site will be enclosed by 2.0m high timber hoarding in accordance with the Site Set Up Plan. Hoarding will include appropriate health and safety signage, emergency contact information, and project information as required. The hoarding will be inspected routinely and maintained in a safe condition; any damage or breach will be rectified promptly.

Vehicle and pedestrian access will be controlled. Gates will remain closed when not in use. A Banksman/Vehicle Marshal will be used where required to supervise vehicle movements, maintain public safety, and control access/egress.

Site welfare will be provided, and all staff/visitors will sign in at the site office. PPE and site rules will be enforced in line with HSE requirements and industry best practice.



13. Site Construction Drainage and Water Management (Construction Phase)

Temporary drainage controls will be implemented to manage surface water during enabling works and construction. This will include temporary soakaway/French drain measures as required, including a French drain positioned along the front of the site to prevent surface water running onto surrounding development and the highway.

Temporary drainage and silt control measures will be inspected routinely and after heavy rainfall to ensure they remain effective. Where works occur close to drainage inlets/features, additional protection will be provided to prevent silt-laden runoff leaving the site. Prior to occupation, the drainage system will be surveyed and any required remediation completed, followed by a final verification survey prior to handover.

14. Resource Management, Pollution Prevention, Spill Procedures and Incident Response

Pollution prevention guidance and recognised best practice will be implemented throughout the works to protect land and controlled waters. Fuels, oils and chemicals will be stored securely in designated areas on an impermeable surface, with secondary containment (bundling/drip trays) provided as appropriate. Refuelling will be undertaken in a controlled manner in a designated location where practicable, and plant will be checked routinely for leaks, with defective plant removed from service until repaired.

Spill kits will be maintained on site, including at fuel storage/refuelling areas and with key plant. In the event of a spill, operatives will: stop the source (if safe), contain the spill using spill kit materials, protect nearby drainage inlets, and notify the Site Manager immediately.

Contaminated materials will be collected and disposed of via a licensed waste contractor. Any spill that cannot be promptly contained, or that threatens/enters drainage, will be escalated and the relevant authorities notified as required.

15. Lighting

Temporary and security lighting will be kept to the minimum necessary for safety and security. Lighting will be positioned and directed to avoid unnecessary glare or light spill to neighbouring properties and the public highway.

16. Noise, Vibration, Dust, Emissions and Odour Management

Noise and vibration will be managed using Best Practicable Means. Plant and equipment will be appropriately selected, maintained and operated to minimise disturbance; engines will not be left idling unnecessarily; and high-impact activities will be planned and supervised to reduce effects at sensitive boundaries. Where works have the potential to generate elevated noise or vibration (e.g., breaking, compaction, heavy loading/unloading), the Site Manager will review the method and sequencing and, where necessary, implement additional mitigation such as temporary screening, increased stand-off distances, alternative plant/methods, or revised timing within permitted working hours.

Dust, emissions and odour risks will be managed through risk assessment and ongoing monitoring by the Site Manager, with proportionate controls implemented and maintained throughout the construction phase. Dust controls will include damping down of haul routes, stockpiles and exposed surfaces during dry or windy conditions; sheeting/covering vehicles transporting dusty materials; minimising cutting/grinding where practicable and using suppression/local controls where required; managing stockpiles to be kept as low as practicable and covered when necessary; and maintaining wheel washing and road sweeping measures to prevent migration off-site. Emissions will be controlled through planned deliveries, use of efficient plant where practicable, routine maintenance, avoidance of unnecessary idling, and positioning fuel-powered equipment away from sensitive receptors where possible. Odour will be controlled through secure and covered storage of materials/waste and regular removal from site; if odour issues arise, activities will be reviewed and additional controls implemented.

The Site Manager will undertake routine checks to confirm the effectiveness of these controls. Any complaints will be logged, investigated promptly, and corrective actions implemented where required.

17. Site Waste Management Plan (SWMP)

This section constitutes the Site Waste Management Plan for the construction phase and will be implemented for the duration of site preparation and construction works. Waste will be managed in accordance with the waste hierarchy, and operatives will be briefed at induction/toolbox talks on segregation requirements and housekeeping standards; waste hierarchy information will be displayed within site welfare/cabins to reinforce expectations.

Waste streams will be anticipated, segregated and controlled on site. A designated, signed waste storage area will be established within the compound for separate storage of inert, non-hazardous and (where applicable) hazardous wastes, with appropriate containers/skips provided and maintained. Where practicable, suitable excavated material will be segregated and retained for reuse on site, with stockpiles managed to prevent dust generation, runoff and debris migration (including covering where necessary).

All waste that cannot be reused or recycled on site will be removed by licensed waste carriers to appropriately permitted facilities. Waste transfer notes (and hazardous consignment notes where applicable) will be retained and made available for inspection and audit. The Site Manager will monitor waste storage, segregation and removal frequencies to maintain a clean site and prevent nuisance (including odour), increasing collections where required.

18. Methods of communicating the construction management plan

The Site Manager is responsible for implementing this CEMP and communicating its requirements to all staff, visitors and subcontractors through induction, toolbox talks and ongoing supervision. Key controls (traffic management, wheel washing, spill response, working hours, and complaints contact details) will be briefed at induction and reinforced as required.

Site contact details (including the Site Manager's telephone number) will be displayed on the site hoarding for the duration of the works. Enquiries and complaints will be managed in accordance with the procedure set out below. Complaints will be acknowledged promptly, recorded in a complaints log (issue, date/time, actions taken), investigated by the Site Manager, and mitigations implemented where required. Where an issue cannot be resolved immediately, it will be escalated to the Construction Director and the complainant updated on the outcome.