

Construction Environmental Management Plan

Melrose, West Nash Road, Nash,
Newport, NP18 2BZ

DISCHARGE OF PRE -COMMENCEMENT CONDITION.

Application Reference:	24/0911
Proposal:	S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 20/0860 PROPOSED SIDE/ROOF EXTENSION TO EXISTING GARAGE AND CONVERSION TO ANNEX. AMENDMENTS INCLUDE VARIATION TO THE DESIGN OF THE SIDE EXTENSION
Site/Location:	Melrose, West Nash Road, Nash, Newport, NP18 2BZ
Pre- commencement	CONDITION 02: No development shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. This shall include; o 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. 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. Reason: In the interests of the natural environment, in accordance with policy GP5.
Condition:	Construction Environmental Management Plan (CEMP)
Client:	Christine Britton, Melrose, West Nash Road, Nash, Newport, NP18 2BZ
Agent:	AFA Architects & Planners Limited. Abacus House, Caxton Place, Cardiff, CF23 8HA.

CONSTRUCTION MANAGEMENT PLAN

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1. INTRODUCTION

This Construction Environmental Management Plan (CEMP) has been produced to discharge the following planning condition.

Condition 2.

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

- o 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.*

- o 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.*

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

Reason: In the interests of the natural environment, in accordance with policy GP5.

2. BRIEF DESCRIPTION OF THE PROJECT

The project involves converting the existing garage attached to the side of the residential property to create a self-contained annex. The proposals include a modest side extension to the garage and the installation of new dormer windows within the roof structure. Overall, the scheme is small in scale and results in only a limited increase in floor area

3. SITE ACCESS

The site fronts onto West Nash Road in Nash, Newport, with the rear boundary adjoining farmland separated by a reeve/ditch and hedgerow. Access will continue to be taken from the existing street entrance and driveway that currently serves the garage. Traffic management measures will be in place to ensure that construction activities do not disrupt the flow of traffic. The construction area will be enclosed with temporary Heras-type fencing for the duration of the works. All deliveries of building materials will be unloaded from the driveway, and any builders' skips required will be positioned on the existing hardstanding.

4. TRAFFIC MANAGEMENT PLAN

Given the small scale of the proposed works, the requirement for plant, deliveries, and on-site parking will be minimal. All deliveries of plant and equipment will be made via the existing driveway, with all unloading and handling activities taking place within the site boundary.

Where vehicle reversing is unavoidable, a banks person or vehicle marshal will be deployed to ensure the safe manoeuvring of all vehicles.

5. PROTECTION OF THE PUBLIC

Materials will be stored within a fenced, secure compound set back from site boundaries. All tools and machinery will be safely locked away when not in use to prevent unauthorised access.

6. ENCLOSURE OF WORKING AREAS

The construction area will be fenced off with temporary 2m high heras type fence during construction.

The fence will be clearly marked with signage indicating as follows:

- Site entrance
- No unauthorised access
- PPE requirements

7. CONTRACTOR PARKING

Contractors will park within the site boundary and will not use the public highway for parking. Construction vehicles will be managed to ensure that neighbouring driveways, footways, and visibility splays remain unobstructed at all times.

8. DELIVERIES

Deliveries will be scheduled outside peak traffic periods to minimise disruption. Delivery vehicles will not queue or wait on the public highway at any time.

9. STORAGE

Any required storage for plant and materials will be safely and securely contained within designated areas towards the front of the site. The rear boundary adjoins a reeve/ditch and farmland forming part of the Gwent Levels: Nash and Goldcliff Site of Special Scientific Interest. To protect this sensitive habitat, all storage and plant will be located toward the front of the site, maximising the buffer zone from the SSSI boundary.

10. WASTE MANAGEMENT

All waste disposal activities will be undertaken in full compliance with the relevant waste management regulations.

- Burning on site of any kind is strictly prohibited.
- Waste materials will be segregated on site (e.g., timber, metal, rubble, packaging).
- Only licensed waste carriers will be used, with all waste transfer notes retained for audit and record-keeping.
- Recyclable materials will be prioritised wherever practicable.
- Any hazardous waste will be securely stored and collected by an appropriately licensed specialist contractor.

11. DUST SUPPRESSION MEASURES

To reduce the potential for any dust arising caused from construction operations, it is proposed that the following measures are adopted: -

- Use of existing hard surfaces to minimise dust creation.
- All vehicles carrying waste will be sheeted prior to leaving site.
- Dust generated from site activities such as concrete cutting, crushing, loading materials, stock piling materials will be carried out in a controlled manner using water spray / dust damping down measures.
- Debris netting will be fitted to Heras Fencing
- Dampen down standing dust during dry weather will be carried out.

It is anticipated that no excessive levels of dust will be produced during the works and will have minimal impact upon nearby properties, public roads, and footpaths.

12. AIR QUALITY

The main contractor where possible will mitigate the impact on air quality during the construction phase of this contract.

13. WHEEL WASHING

A manual jet-wash will be available within the site boundary. All vehicles exiting the site will have their wheels and chassis cleaned if ground conditions make this necessary. A temporary hardcore surface will be installed to minimise the transfer of mud onto the highway if required. The adjacent highway will be inspected daily, and any mud or debris will be cleared without delay.

14. NOISE MITIGATION MEASURES

No arrival, departure, loading or unloading of vehicles (i.e. deliveries), development and/or construction will occur outside the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays. There shall be no development on Sundays or Bank Holidays.

- Where possible works will be undertaken off site.
- Neighbours will be informed and given notice if a noise sensitive operation which may affect them is about to be carried out.
- Communication will be via site manager notification by telephone, personal call, or email.
- Delivery vehicles and construction plant engine noise will not be allowed to run engines when not in use.
- Use of compressors and generators on site will be kept to a minimum and where used, will be sound reducing models and will be located behind noise barriers where possible.

15. POLLUTION PREVENTION

Guidelines & Best Practice

- Implementation of Guidelines for Pollution Prevention (GPPs), replacing older PPGs, as recommended by NRW and Newport City Council.
- Fuel and chemicals (if used) will use bunded tanks, drip trays, and impermeable surfaces in storage areas.
- Wheel-wash facilities to prevent mud and contaminants leaving the site.

Emergency Spill Procedures

- Spill kits located at all fuel and chemical storage points.
- Staff trained in immediate containment and reporting procedures.
- Emergency drills conducted quarterly.

Incident Response Plan

- Escalation protocol: Site Manager → Newport City Council Environmental Health → Natural Resources Wales.
- Incident log maintained and submitted to Newport City Council if required.

16. MAIN CONTRACTOR

All building and site project management will be carried out by.

The Main Contractor: To be confirmed prior to commencement.

Address: To be confirmed prior to commencement.

17. RESPONSIBILITIES

The appointed contractor will nominate a Site Manager responsible for implementing this CEMP.

Site Manager: Jem Edwards

Contact Details: 07794 683840

The site manager will:

- Oversee all environmental protection measures
- Act as first point of contact for residents
- Maintain all logs (dust, noise, waste, deliveries etc.)
- Stop work if unacceptable environmental impacts occur

18. EMERGENCY CONTACTS

Role	Contact
Site Manager	Jem Edwards 07794 683840
Newport City Council Environmental Health	01633 656656
Natural Resources Wales Incident Hotline	0300 065 3000
Welsh Water Sewer Emergency	0800 085 3968

19. POLICY GP5

The development comprises the conversion of a small existing building, with the footprint increasing by approximately 10 square metres. The additional floor area is situated within an area of existing path and stone margin that holds no ecological value and is positioned away from the site boundary.

The site has historically been used solely for residential purposes, and there is no evidence of contamination that could be disturbed by the proposed area of works.

The rear boundary adjoins a rean/ditch and farmland forming part of the Gwent Levels. To safeguard this sensitive environment, any storage or machinery will be positioned at the front of the site, thereby maximising the buffer zone from the boundary.

20. CONCLUSION

The Construction Environmental Management Plan confirms that the development at Melrose, West Nash Road, Nash, Newport, NP18 2BZ will be carried out safely, responsibly, and in full accordance with the planning condition. The measures detailed in this plan will be applied throughout the construction phase to safeguard residential amenity, maintain highway safety, and minimise environmental impacts.

21. PROPOSED SITE LAYOUT PLAN

