

**Carmarthenshire County Council**

## Machynys Hotel

### Outline Construction Environmental Management Plan

Reference:

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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

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# 1. Introduction

This document is an Outline Construction Environmental Management Plan (CEMP) prepared to accompany an outline planning application for the construction of a 120-bed hotel and associated landscaping, drainage and other supporting 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 a full 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) will implement a number of measures to protect the environment. These will include:

- Use of spill kits: in the event of a pollution incident, work will cease in the vicinity of the incident and contaminants must be cleaned up immediately.
- control of light spillage: any required task lighting will be directed towards the ground and away from retained habitats (specifically, woodland hedgerows and watercourses)
- locating washing facilities away from watercourses,
- minimising air and noise pollution, for example methods such as acoustic buffers or hoods on generators will be implemented.
- appropriate storage of hazardous materials and marking controlled areas, avoiding ecologically sensitive areas.
- excavations, trenches and holes will be covered when not being worked on and overnight to prevent entry by mammals such as otter, badger and hedgehogs. Where this is not possible exits and escape routes such as ramps or mammal ladders will be provided.
- all vegetation clearance will be minimised and retained habitats protected (e.g. trees on site will be protected in line with BS5837:2012).
- Vegetation clearance method statements will be followed with regard to nesting birds and other protected species. For example, clearance of long grassland, scrub and trees will be avoided during the core breeding season taken to be March to August. If this is not possible, a nesting bird check must be undertaken by a suitably qualified and experienced ecologist no more than 24 hours prior to clearance.
- site machinery and plant will be located with suitable buffers from sensitive ecological receptors such as watercourses or retained trees or hedges and will be shut down when not in use.
- appropriate buffers from retained ecological features will be fenced or demarcated i.e. at least a 10m from watercourses, 15m from woodland edges or as advised by a tree protection plan, and three metres from hedgerows.

#### 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 will 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 and disturbance from lighting. It is expected that all works will be undertaken during daylight hours (between dawn and dusk) to avoid disturbing nocturnal species where possible.

### 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.

### Invasive non-native species (INNS)

An Invasive Species Management Plan must be written and delivered by a professional contractor licensed to remove and manage INNS on site including Japanese knotweed. The management plan will be effective during the construction and operational phases of the scheme.

## 3.2 Management of Environmental Effects

### Construction Traffic Management

An Outline Construction Traffic Management Plan (CTMP) has been prepared and included within the Transport Assessment submitted with the outline planning application. The Outline CTMP outlines 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 ecologically sensitive receptors will be prepared including the following, as appropriate: ecological toolbox talks, details of nature conservation features, (habitat and species) guidance on best practice measures, procedures to be adopted on unexpected discovery of protected species, measures for vegetation clearance with regard to protected species and protection of retained vegetation, and, lighting to avoid disturbance.

### *An Ecological Clerk of Works (ECoW)*

An ECoW will be employed to oversee management of ecological issues as they arise and educate around ecological issues at the site, and oversee specific avoidance and mitigation required for ecological features, as well as creation of any enhancement measures.

## 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.