

# THE QUAYS, BARRY WATERFRONT

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## FULL PLANNING PERMISSION: 2010/00696/FUL DISCHARGE OF CONDITION 19 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN)

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### Introduction

1. This submission has been prepared to discharge Condition 19 of the full planning permission for Barry Waterfront which states that:

*Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) for that phase shall have been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include methods for the control of:*

1. Hours of construction.
2. Noise and its mitigation (also where appropriate reference to BS5228), including locations, frequency and methodology of routine noise monitoring which would be required to be undertaken by the developer throughout the construction period. P.123
3. Vibration and its mitigation.
4. Specific requirements for the mitigation of any piling operations.
5. Dust control and list of permitted mobile crushers and screens.
6. Agreed hours for the undertaking of 'noisy' works (the definition of such works to be agreed through the CEMP).
7. Illumination / lighting of development sites during winter months.
8. The parking of vehicles of site operatives and visitors.
9. The erection and maintenance of security hoardings; and
10. Wheel washing facilities.

*The CEMP shall be implemented prior to any works commencing in respect of a relevant phase and all development shall be carried out in accordance with the agreed details. The CEMP shall be reviewed on an annual basis (commencing with the date on which the CEMP is formally approved or other such date as may otherwise be agreed in writing by the Local Planning Authority) and a report provided to the Local Planning Authority within one month of the review date, detailing the results of agreed monitoring of construction activities and their impacts, and including recommendations for any amendments to the approved CEMP to reflect changing circumstances arising from the development.*

2. At this stage no contractor has been appointed to undertake the Remediation and Infrastructure Works. However, when a Contract is awarded a detailed CEMP submission will be made to the LPA. Nevertheless to avoid any delay with the start of Works this preliminary submission sets out the Consortium requirements which have to be satisfied by the contractor.
3. The Consortium fully recognises the potential impact that the project will have on the environment and the communities in which we work. In this regard the contractor's Environmental Management System must underpin the Consortium's commitment to being leaders in sustainable environmental practice and provide a framework for achieving the highest environmental standard at Barry Waterfront.
4. Prior to starting at Barry Waterfront the contractor will prepare the CEMP and all necessary method statements. The CEMP is to then remain live during the

project and is to be further developed throughout the project to reflect the operations being carried out. Site operatives are to also attend an environmental induction course which will include key information from the CEMP and cover such topics as existing ecology, waste disposal, and pollution prevention.

5. The contractor's CEMP will address the following key areas of control:
  - Definition of roles and responsibilities.
  - Site set-up.
  - Method Statements.
  - Risk assessments and mitigation measures.
  - Appropriate emergency procedures.
  - Noise and pollution control.
  - Materials policy.
  - Ecology Plan, protection measures and exclusion zones.
  - Sustainability Plan.
  - BRE Smart Waste Management Plan.
6. In relation to the ten main issues detailed in the planning condition the following can be confirmed:

#### **Hours of Working**

Being a relatively isolated site, with only the Clive Road properties above the cliff to the south and the proposed Premier Inn to the north. it is felt that the LPA could be relaxed about extending working hours during the summer months. Remediation works will involve major earthworks which can only be efficiently undertaken during dry weather.

#### **Noise and its Mitigation**

All site plant is to conform with the BS5228 requirements and regular monitoring will be undertaken to ensure compliance.

#### **Vibration**

Having minimised the need for piling on the site the only other source of vibration will be compaction plant used during the earthworks. Transmission of this nuisance is to be monitored by the contractor and appropriate action taken if complaints are made to the EHO. Such action can include to compaction of ground without vibrating the roller. However, it has to be accepted that disengaging the vibration requires more passes over the ground to achieve the same compaction thereby extending the duration of the Works.

#### **Piling Operations**

The need for piling on the site has been minimised by surcharging the underlying landfill and alluvium in order to induce settlement. The remediated ground will provide a firm platform suitable for road construction and raft foundations for the housing. Only the proposed supermarket on the Retail Site, which will be the subject of a separate permission, is likely to be piled.

#### **Dust Control**

Any earthworks operation will potentially create dust during dry weather. The contractor will be responsible for spraying water on the site to suppress dust during the Works.

#### **Noisy Works**

Noisy operations such as piling should only be required for the Retail Site. That contractor will prepare and appropriate CEMP for their Works. No rock will be encountered during the first phase of remediation works (see Site Plan overleaf) therefore rock breakers and crushers will not be required.



**SITE PLAN - PHASE 1**

**Illumination during Winter Months**

The only parts of the site that will be illuminated at night-time are the pedestrian route linking the Northern Access off Fford Y Mileniwm with the existing Clive Road Steps; and the Site Compound where potential theft and vandalism may be expected.

**Site Parking**

The Site Plan above details the location of the proposed Site Compound and its access through the site. As the Works progress the access through the site will have to be realigned from time to time. In this Site Compound there will be sufficient space for management and operatives parking, together with an appropriate number of visitors' spaces.

**Security**

Being a construction site the boundaries are to be made secure and maintained by the contractor. The pedestrian link to the Clive Road Steps will also be fully fenced-off from the Works.

**Wheel Washing**

Under the requirements of the Remediation & Infrastructure Contract the tracking of mud out of the site onto the roads of Barry is to be prevented at all times. Wheel washing is to therefore be established at the Northern Access to ensure that mud is jet washed off the tyres of vehicles egressing the site. A road sweeper is also to be used when ever necessary to maintain the approach roads in a satisfactory condition.