



Guidance Note

Construction Environmental Management Plans

August 2019

Guidance Note: Construction Environmental Management Plans in Wigan

June 2019

Introduction

Developers operating in Wigan are expected to adhere to best practice in managing the impact of construction activity on residents and the local environment. Wigan Council has prepared this Guidance Note setting out how developers can meet this requirement.

The main way in which developers address this will be through their Construction Environmental Management Plans, or CEMPs. CEMPs are documents submitted to the Council by developers following the granting of planning permission, setting out how the construction process will be managed to minimise negative impacts.

The Council has powers to take enforcement action against developers who fail to comply with their approved CEMP. For this to be effective it is essential for the CEMP to provide clear and comprehensive information on all relevant topics.

When a CEMP is required

CEMPs will be required in relation to all developments constituting Major Development. Most frequently this means residential development of 10 or more dwellings or on a site of 0.5 hectares or more, commercial development involving 1,000 sq m or more floorspace, or the development of any site of 1 hectare or larger, though other categories of development are classed as Major Development as well. The level of detail required in a CEMP will be proportionate to the scale of the development and to the level of risk presented by the development, and the CEMP should state how the necessary level of detail has been determined.

What a CEMP should include

Unless a developer can provide clear evidence as to why a particular issue does not apply to their development, all CEMPs shall cover, as a minimum, the following topics:

Construction Traffic

- Defined and / or prohibited routes as agreed to be necessary by the Council's Traffic Manager.
- Based on a full and documented assessment of the characteristics of access routes to the site, arrangements for the marshalling and the holding of delivery vehicles, including any that arrive in the locality before the site is open. Proposals that involve the holding of construction vehicles in residential areas will not be acceptable.
- Arrangements for wheel washing – for sites of 30 or more dwellings or one hectare or above in size, this must be of a “wet” “platform” design. Sites must be laid out so that all HGVs and site vehicles leaving the site must pass through the washing station.
- Road sweeping – arrangements for the prompt removal of any material that is deposited on the highway by construction vehicles.

Hours of Working

- The Council's standard advised construction hours are Monday to Friday 08:00 to 18:00, and Saturday 08:00 to 13:00, with no work to take place at any other time including public / bank holidays. The circumstances of particular developments may mean that different hours are appropriate. The agreed working hours will be set out in a planning condition on any approval.

Noise and Vibration

- Refer to BS 5228-1:2009+A1:2014 and BS 5228-2:2009+A1:2014, Code of practice for noise and vibration control on construction and open sites, Part 1 Noise and Part 2 Vibration and other relevant legislation, standards and guidance. This will inform the extent of assessment necessary, especially those developments in close proximity to existing residential/commercial properties and what mitigation measures may be required.

Dust and Air Quality

- A risk assessment shall be undertaken and documented in accordance with the latest IAQM document "Guidance on the assessment of dust from demolition and construction". This will inform the extent of further assessment necessary and the design of appropriate management measures. Developments involving significant demolition or involving the creation of large areas of bare soil, particularly where there are existing residential properties in close proximity, are likely to present the highest risk.
- The air quality impacts of construction traffic, particularly the need to avoid vehicles idling close to residential properties, public buildings or routes used by pedestrians or cyclists, should be considered as part of the approach to managing the circulation of traffic in line with the guidance above.

Land contamination, ecology and ground water

- These issues will require bespoke assessments and management arrangements dependent on the circumstances of the site. Information may already be available from the assessments that informed the original planning application but these must be supplemented as necessary.

Communication

- Developers shall put in place comprehensive and robust methods for communicating with residents and businesses during the construction phase. This shall include:
 - Arrangements for proactive communications prior to the commencement of construction, at regular intervals throughout the construction process, and in advance of any operations whose impact is likely to be perceived as particularly significant by neighbours; and
 - Clear publicity of the contact details of the site manager, both on site and in all communications materials, and steps to ensure that the site manager is genuinely available to be contacted by members of the local community.

Arrangements for monitoring

- The CEMP should set out specific proposals as to how the developer intends to monitor compliance with the measures that it contains, and to document this. In the event of a complaint the Council may ask to be provided with this documentation.

Standard Condition

Where a CEMP is required the Council will normally impose the following condition and informative on any planning permission. The issues addressed by a CEMP start to apply as soon as development begins on the ground, so the Council will normally seek the agreement of the developer for the use of a pre-commencement condition. The condition may be varied to reflect the circumstances of a particular site if necessary.

Condition:

"No part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination, ecology and ground water.

It shall also set out arrangements by which the developer shall maintain communication with residents and businesses in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.”

Reason:

“To safeguard the amenities of the adjoining premises and the area generally, having regard to Policy CP17 of the Wigan Local Plan Core Strategy.”

Informative:

“The Council has produced a Guidance Note setting out how developers should use CEMPs as an effective tool in managing the impact of the construction phase of the development. This can be viewed on the Council’s website at

<https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Policies-and-Guidance/Planning-Guidance.aspx>”

Useful links

IAQM	https://iaqm.co.uk/text/guidance/
BSI	https://bsigroup.com/en_GB/
Control of Pollution Act 1974	https://www.legislation.gov.uk/pkpga/1974/40
Environmental Protection Act 1990	http://www.legislation.gov.uk/ukpga/1990/43/contents