

Environmental Management Plan for construction sites

Minimum requirements guide for developers

This guidance has been designed to assist developers who have been asked to produce an Environmental Management Plan in association with works to develop or redevelop a piece of land. This may be a requirement of a planning condition or be requested as informal advice.

A typical Environmental Management Plan condition is provided below, although this may be adjusted on a case by case basis:

Environmental Management Plan Condition

Prior to work including demolition commencing on the site, an Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Environmental Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, properties, footpaths and highways.
- Details of parking and traffic management measures.
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest control

Reason

To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses.

Taking each of the points within the condition in turn, the developer should consider addressing the following:

Development contacts, roles and responsibilities

- Site address and planning reference.
- Contact details for the person responsible for production and submission of the environmental management plan.

- Contact details for the project manager with day-to-day responsibility for the development.
- Community liaison contact details for local resident's enquiries or complaints.
- Head office or registered address of main contractor with responsibility for implementation of the environmental management plan.

Public communication strategy, including a complaints procedure

- Pre-commencement public meeting, especially for larger projects.
- During works ensure positioning of on site signage is such to allow public inspection without entering work area or areas requiring personal protective equipment.
- Development web site (for big schemes) where timetable, progress and public communication strategy can be advertised and regularly updated.
- Newsletters / local letter drop / email for subscribers with key update information or regular progress reports for larger projects (e.g. is the development on schedule, what will be happening in the next work phase).
- Considerate contractor's scheme – full complaints procedure is covered by this. More information can be found at <https://www.ccscheme.org.uk/>
- Early communication with Environmental Health – provision of contacts for effective two-way communication (e.g. who should the developer contact should unavoidable work outside agreed working hours be necessary, who should Environmental Health contact to discuss any complaints received)

Dust suppression, mitigation and avoidance measures

Construction activities on sites can generate dust which if unmanaged can cause disturbance to neighbouring properties. Dust generation should be prevented if possible, suppressed or contained where unavoidable.

- Identify all operations likely to generate dust and establish the best techniques required to control dust emissions.
- Demolition techniques – provide a brief explanation and assessment why the technique selected minimises dust.
- Damping down – is this proposed and what equipment (including water supply) will be provided to facilitate this.
- Monitoring performed - visual checks by whom, frequency of checks, following complaints. Provide examples of check sheets to be filled in.
- Waste management – Provide details and locations of any planned storage of site won material (e.g. topsoil, demolition waste, contaminated ground) or construction materials. Measures to control of material stockpiles to prevent dust re-entrainment (e.g. the use of bays, sheeting or keeping damp).
- Materials handling on site – Undertake an assessment and provide details of any on site material handling that is required. Is there to be any on site processing e.g. concrete crushers, bioremediation, stone cutting etc? Wet cutting methods should be used where possible.
- Avoid tracking vehicles over soft landscaped areas or install temporary hard roadways / trackway to prevent inevitable surface damage and spread of soil across the site.

- Good housekeeping – controlling and clearing spillages, reducing the need for stockpiling and/or controlling the size of stockpiles, environmental monitoring, regular site inspection.
- Burning – no waste should be burnt on site.
- Sheeting of vehicles leaving site – Muck away lorries should be securely sheeted before leaving site to prevent mud being deposited on the public highway. Identify who is responsible for checking this and liaising with hauliers?
- Wheel washing – Where possible vehicles should be kept to areas of hardstanding to avoid distribution of soil across sites and mud being deposited off site. If this is unavoidable what provisions are there for providing wheel washing facilities. Is there an adequate water supply and drainage?
- Road sweepers – Provide details of when and where to deploy road sweepers.

Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.

- Hours of work – Is there any need to undertake noisy activities including heavy vehicle movement outside the recommended working hours (0800-1800 Monday to Friday, 0800-1300 Saturday, no working on Sundays or Bank Holidays)? Consider further restrictions to these hours for noisy plant.
- Days of work – are any works planned on Saturday afternoon or Sunday? Can this be avoided?
- Unsupervised use of equipment (e.g. generators, pumps etc) overnight should be avoided where possible. If necessary an assessment of noise from any appliances left running over night is required and priority given to establishing mains electricity and water supplies on site solution ASAP.

Use of fences and barriers to protect adjacent land, properties, footpaths and highways.

- The location, height and design specification of fences/barriers/site hoardings should be relevant to purpose. Where required for noise / dust mitigation barriers should be solid, acoustical insulated etc.

Details of parking and traffic management measures.

- Assessment to ensure deliveries /demolition vehicles arrive at suitable times and are not decanted to wait in adjacent residential areas – i.e. can these be contained fully on site.
- Avoidance of such vehicles causing traffic congestion issues.

Avoidance of light spill and glare from any floodlighting and security lighting installed.

- Ensure the direction and angle of any external lighting does not cause light spill or glare onto neighbouring properties or the highway. The use of shields or covers could be considered.

- Time – unless necessary the use of external security lighting overnight should be avoided (11pm to 7am). This is particularly relevant where this is likely to cause disturbance to neighbouring properties.
- Sensors – these should be adjusted to ensure they are activated only from activity on the property and not by passing traffic.
- Location – lighting should be placed sensitively to avoid nuisance and careful consideration given to the number and height of lighting installed.
- Localised lighting – on large sites, the ability to zone lighting should be considered to prevent unnecessary illumination of inactive areas. Several localised lights may be preferable to one large high powered floodlight.
- Necessary luminance only – ensure the luminance of the lights are relevant to the function for which they are required.

Pest Control

- Site assessment to be undertaken ahead of demolition to assess for the presence of rodents or other pests. If present a method to control the dispersion of rodents to be provided prior to commencement of the development.
- Drainage exposed during the construction process to be sealed to prevent spread of rodent activity.