



AFS Earthmoving & Aggregates LLP



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Construction Environmental Management Plan (CEMP)

Project: Moneystone Leisure Park

Phase: Phase Commencement of Phase 1A Works

Client: Laver Leisure (Oakamoor) Limited

Principal Contractor: AFS Earthmoving & Aggregates LLP

Planning Authority: Staffordshire Moorlands District Council (SMDC)



Document Control

Rev	Date	Description	Prepared by	Checked by	Approved by
1	July 2026	CEMP – Phase 1A Earthworks (superseding lake level lowering CEMP)	AFS	Client	

Introduction and Purpose

This Construction Environmental Management Plan (CEMP) has been prepared to govern the environmental management of the Earthwork and Enabling works to commence in Phase 1A at Moneystone Leisure Park. Given the nature of the works proposed and the requirement for a specialist contractor, this CEMP has been prepared solely in relation to the proposed earthwork and enabling works associated with this phase. It is intended that subsequent CEMPs will be prepared for all other subsequent phases associated with the development.

The CEMP has been prepared to discharge relevant planning conditions relating to planning application SMD/2016/0378 in relation to environmental protection, including dust, water, ecology, noise, traffic and pollution control, and shall be implemented throughout the duration of the works. Specifically, the CEMP contains detail in order to discharge the following conditions:

Condition 17:

"No phase of development as agreed under Condition 5, including demolition, site stripping and other preparatory work, shall commence until a Construction Environmental Management Plan (CEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be in accordance with the Mitigation Measures set out in Table 8.10 of Chapter 8: Landscape and Visual, of the Environmental Statement. The development phase shall thereafter be carried out in accordance with the approved CEMP".

Condition 35:

"No phase of the development as agreed under Condition 5 shall take place, including works of site clearance and demolition, until a Construction and Environmental Method Statement for that phase of the development has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-



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- I. the method and duration of any pile driving operations (expected starting date and completion date)*
 - II. details of vibration mitigation based on the measures advised and discussed in sections 15.113 to 15.115 of Chapter 15 of the Environmental Statement check and having regard to BS 5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites.*
 - III. the hours of work, which shall not exceed the following: construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday.*
 - IV. pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays.*
 - V. the arrangements for prior notification of pile driving to the occupiers of potentially affected properties.*
 - VI. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint.*
 - VII. details of wheel washing facilities. All construction vehicles shall have their wheels cleaned before leaving the site.*
 - VIII. a scheme for recycling/disposal of waste resulting from the construction works.*
 - IX. the parking of vehicles of site operatives and visitors.*
 - X. the loading and unloading of plant and materials.*
 - XI. the storage of plant and materials used in constructing the development.*
 - XII. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.*
 - XIII. details of measures to protect the public footpaths and amenity of users of the public footpaths crossing the site during the construction works.*
- All works shall be carried out in accordance with the approved details. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration"*

In addition, other reports have been prepared to discharge the following Conditions.

Condition 26:

"The development hereby permitted shall not be commenced until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall be based on the mitigation measures set out in paragraphs 13.71 – 13.73 of Chapter 13 of the Environmental Statement. The approved CTMP shall be implemented prior to the commencement of construction and thereafter be adhered to for the full period of construction"



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- **See Construction Traffic Management Plan (CTMP) (reference: MP-CTMP-P1A) submitted separately**

Condition 45:

"No phase of the development agreed under Condition 5 shall commence until a Site Waste Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The development phase shall thereafter be carried out in accordance with the approved plan"

- **See Site Waste Management Plan (SWMP) (reference: MP-SWMP-P1A) submitted separately**

Condition 46:

"No phase of the development approved under Condition 5, including demolition, site stripping and preparatory work shall commence until a full Dust Management Plan and method to monitor the effectiveness for any proposed dust mitigation measures together with a timetable for implementation for that phase has been submitted to and agreed in writing the Local Planning Authority. The Dust Management Plan shall be in accordance with the submitted dust assessment/mitigation methodologies submitted in Chapter 12 of the Environmental Statement and include specific measures for controlling dust on areas presumed to be contaminated. The development phase shall thereafter be carried out in accordance with the agreed details and timetable"

- **See Dust Management Plan (DMP) (ref MP-DMP-P1A) submitted separately**

It is the intention that this CEMP sits alongside the requirements set out in the CTMP, SWMP and DMP. This CEMP is a 'live' document and will be reviewed and updated as necessary to reflect changes in programme, methodology, or environmental risk.



Site Location and Context

Moneystone Leisure Park is located at the former Moneystone Quarry, accessed via Eaves Lane from the A52, Staffordshire. The site comprises multiple former quarry voids (including Q3, L4 and L5), associated benches, bunds and access tracks, and areas of ecological sensitivity including adjacent watercourses and designated SSSI features.

This document has been produced for the Phase 1A works only. The Phase 1 works are located at approximate grid location SK 04349 45695. The boundary of the works is presented in Figure 1 below.



Figure 1 Phase 1 Red Line Boundary



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Access to the site during the earthworks and enabling phase as described in this CEMP, will be via Eaves Lane. Given the sensitivity of the surrounding environment, robust traffic controls will be adopted during this phase of works. These are set out in the accompanying CTMP (AFS, June 2026) prepared by AFS.

Scope of Works

Overview

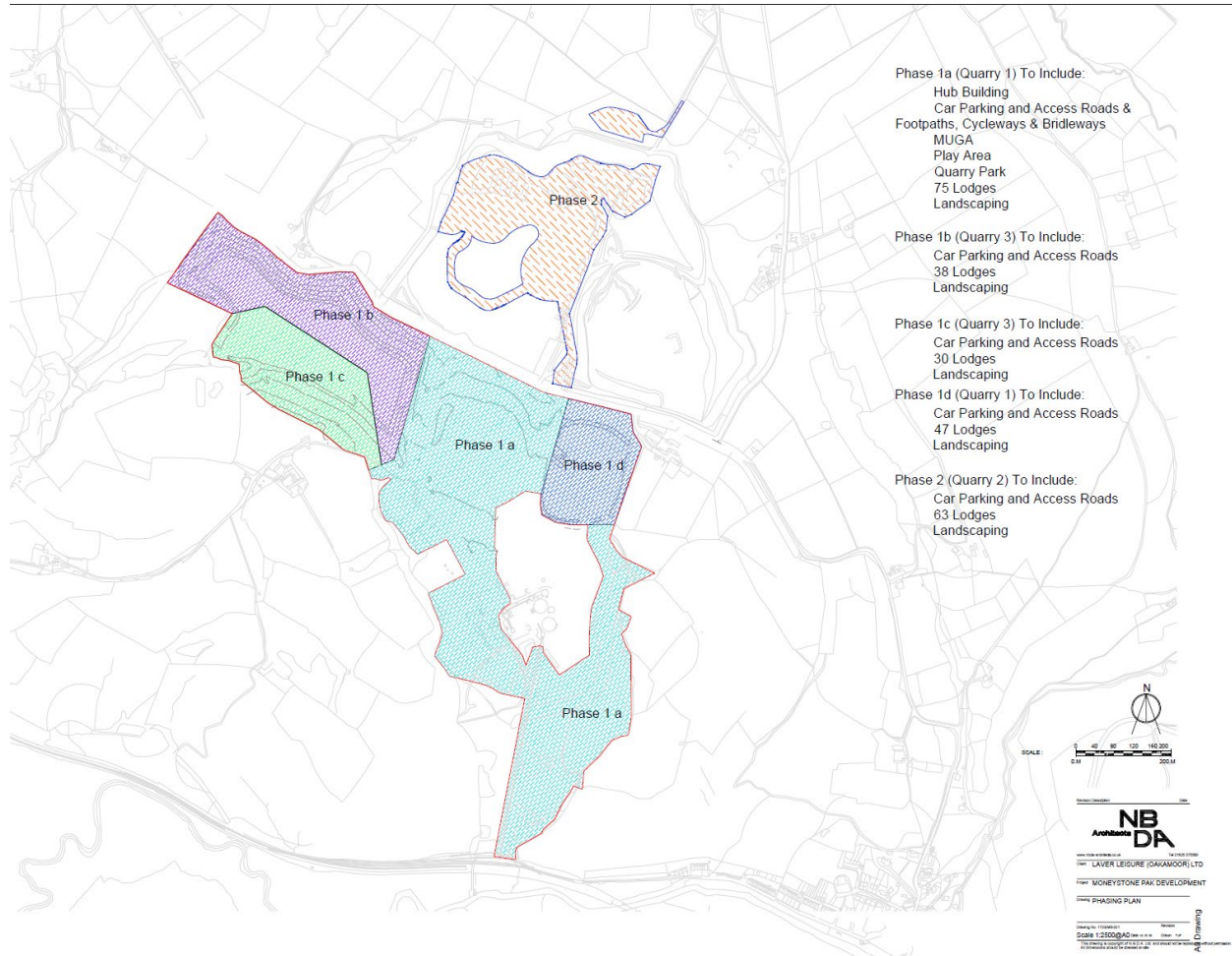
The Enabling and Earthworks comprise a series of interrelated excavation, re-profiling, filling and platform formation works intended to;

- Create suitable development platforms in the proposed location of the HUB Building of lodges together associated access and service routes (including emergency).
- Excavation and filling of areas surrounding the lakes to accommodate access and servicing of new lodge locations.
- Construct the site wide surface water drainage system excluding final connections to HUB Building, access/service roads and lodges.

No piling works are envisaged during the enabling works. The works comprise of large scale earthworks and filling (cut to fill operations) in the Phase 1A development area.



Earthworks Phasing



The Enabling and Earthworks will be undertaken broadly in accordance with the following phases:

Phase 1A Enabling Works – Removal and Processing of Existing Concrete Slabs and Foundations

Phase 1A enabling works will comprise the excavation, breaking and processing of existing reinforced concrete slabs and foundations located within the proposed development area. The purpose of these works is to clear the site of redundant hardstanding and structural remnants associated with the former quarry operations and to process the recovered material into suitably graded hardcore for reuse within



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the development. Reusing processed material on site will negate the requirement for imported filling and negate any disposal of earthworks materials from the site.

The works will be undertaken in a controlled and phased manner in accordance with the Construction Environmental Management Plan and associated site logistics arrangements.

1. Mobilisation of Plant and Equipment

Prior to the commencement of works, all required plant and equipment will be mobilised and delivered to site. This will typically include a 25 tonne tracked excavator, excavator mounted hydraulic breaker, mobile crusher and screening unit, and articulated dumper trucks for the movement of materials around the site. Deliveries will be coordinated to minimise disruption to the local highway network and will utilise the designated site access from Eaves Lane. Upon arrival, plant will be directed to the designated plant storage and operational areas within the construction compound.

2. Vegetation Clearance

Prior to excavation activities commencing, areas of self-seeded vegetation and surface growth within the planned works area will be removed to allow safe access for plant and to expose the underlying concrete slabs and foundations. Vegetation clearance will be undertaken using mechanical plant where appropriate and will be carried out carefully to avoid unnecessary disturbance outside the defined working area. Any arisings will be managed in accordance with the site waste management procedures. Works will be undertaken in line with a Construction Ecological Management Plan (BOW111, June 2026).

3. Identification and Protection of Existing Services

Before any intrusive works take place, existing electricity and water services within the area of the proposed works will be identified, marked and protected. This will include reference to available service drawings, visual inspection and marking of service routes on the ground. Protective measures such as exclusion zones, marker tape and physical barriers will be implemented where necessary to ensure services are not damaged during excavation and breaking operations.



4. Site Establishment and Environmental Controls

Prior to the commencement of breaking and crushing operations, the site will be set up with the appropriate environmental and safety controls. This will include the installation of dust suppression measures, such as water bowsers or misting systems, to control airborne dust generated during breaking and crushing activities. Designated operational areas will be established for the crusher unit, stockpiling of processed materials and plant movements. Appropriate signage, barriers and segregation between operational areas and pedestrian routes will be implemented where necessary. Works will be undertaken in line with a Construction Ecological Management Plan (BOW111, June 2026).

5. Breaking and Removal of Concrete Structures

Existing reinforced concrete slabs and foundations will be excavated and broken using a tracked excavator fitted with a hydraulic breaker attachment. The breaker will be used to fragment the concrete into manageable pieces suitable for handling and processing. Broken concrete material will then be loaded into dumper trucks and transported to the designated mobile crusher and screening unit located within the site.

At the crusher unit, the material will be processed through the crusher and screening equipment to produce suitably graded reusable hardcore material. Any oversized or unsuitable material will be reprocessed through the crusher until the required grading is achieved. The crusher and screener will be fitted with dust suppression systems and a dust cannon will also be deployed as required to suppress dust during operating periods.

6. Stockpiling and Reuse of Processed Material

Processed material produced from the crushing operation will be placed in designated stockpile areas within the site. These stockpiles will be managed to ensure stability and will be located away from sensitive boundaries where possible. The processed hardcore will subsequently be reused within the development for purposes such as temporary haul roads, sub-base layers for access routes, and construction platforms, thereby reducing the need for imported aggregates.



7. Demobilisation of Plant and Equipment

Following completion of the enabling works within the defined Phase 1A area, plant and equipment associated with the breaking and crushing operations will be progressively demobilised and removed from site. Any temporary working areas will be tidied and left in a safe and stable condition in preparation for subsequent phases of development.

8. Highway Cleanliness and Site Housekeeping

Throughout the works and particularly following the completion of the enabling works phase, measures will be implemented to ensure that site access roads and adjacent public highways remain clean and free from mud and debris. Where necessary, a road sweeper will be deployed to clean the site access road and surrounding highway network. Wheel cleaning and regular site inspections will be undertaken to prevent the transfer of materials onto the public highway.

Management Structure and Responsibilities

Contract Manager

The Contract Manager has overall responsibility for;

- Implementation and compliance with this CEMP
- Ensuring sufficient resources are available to manage environmental risks
- Liaison with regulators, stakeholders and the Client
- Review and approval of any CEMP updates.

Site Manager / Site Agent

The Site Manager is responsible for;

- Day-to-day environmental compliance
- Briefing site personnel and subcontractors
- Implementing mitigation measures and method statements
- Maintaining records, inspections and environmental logs.



Site Operatives and Subcontractors

All personnel are required to;

- Comply with the CEMP, method statements and risk assessments
- Attend site inductions and toolbox talks
- Report environmental incidents immediately.

Specialist Support

Ecological, geotechnical and environmental support will be provided by suitably qualified specialists as required, including supervision of works in sensitive areas.

Communications and Advisory Signage

The effective implementation of the CEMP is intrinsically linked with the good communication between all project stakeholders. To promote the effective communications during the development stages the CEMP shall require that the following be implemented at the commencement of each contract:

- The Project Manager shall brief the Contractors senior management team on the philosophy and content of the CEMP and details for key personnel.
- The Ecological consultant shall provide a brief for the Contractors senior management team containing aspects on the ecological matters for the scheme.

The Contractors Director shall be responsible for developing a site-specific induction for all those working or visiting the site. The scope of the induction will be agreed in advance with the Project Manager. Advisory signage is to be provided at the point of access into the site, advising of the works, warnings to visitors and staff that they are entering a construction site, warning that there is no public access, details of how to register a complaint and emergency telephone numbers.

Signage may also be required at the following locations:

- Planned accesses to the works for employees – including routes around the site and within the compound area.
- Where public rights of way (PROW) pass through the site.



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An Emergency Preparedness Plan (EPP) will be created prior to site preparation activities starting on site and will be reviewed and updated regularly by the Principal Contractor. The EPP will be an up-to date document containing information on the location of spill response equipment, the location of sensitive receptors (e.g. live drainage systems and watercourses) and the incident response procedure to be followed.

All site staff will be trained and made aware of the EPP set in place. In the event of any incident, the Site Manager will be immediately notified and will coordinate necessary remedial actions. Additionally, the Environmental Health Officer and the Environmental Agency be notified of any significant pollution event.

Spill kits will be on hand to address any minor incidents such as fuel leaks from vehicles. If any fuel, oil or solvents which are temporarily stored on site will be contained within bunds or drum pallets and covered where possible to prevent the accumulation of rainwater or damage (see below).

Wheel wash facilities will be provided for vehicles leaving and entering the construction site to prevent the transfer of mud and sediment to the surrounding road system drains (see below).

The Principal Contractor will take precautions during the construction works to protect the entire drainage system from siltation or pollution, including installing any temporary drainage as required (see below).

Roads and hard surfaces will be kept clean, to prevent a build-up of mud and sediment (see below).



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Compound areas/ Storage of Plant/ Materials

A Contractors compound and Materials Storage area will be established during the works phase. This is located at approximate grid reference SK 04485 45814. The compound may be relocated/ reduced for later stages of the project and this will be set out in subsequent CEMPs as required.

The wheel wash will be located such that any wheeled HGV vehicles can utilise the wheel wash before exiting the site. A gatehouse should also be positioned in this location so all incoming vehicles can be checked in and out and to ensure they have used the wheel washing facility as necessary.

Temporary Buildings

Site portacabins will be utilised to provide a contractor site setup, including workspace, kitchen & WC facilities. This will be located in the Compound area as described above.

Parking areas

The Contractor compound will provide an element of parking for visitors and management.



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Legend

- Phase 1a Boundary
- Construction Compound Boundary
- Wheel Wash
- Gatehouse
- Site Office and Welfare
- Operative and Visitor Parking
- Delivery Turning Area
- Hardcore Stockpile
- Aggregate Stockpile
- Plant Material Store
- Crusher Screening Area

Moneystone Phase 1a

Indicative Construction Compound Layout

1:4,000

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Site Rules

A set of site rules will be displayed within the site office to set the minimum standard to be adopted by all contractors and sub-contractors. These will be based on the following:

- All operatives and visitors must wear appropriate PPE (hard hat, high visibility jacket and protective footwear as a minimum), with further equipment to be determined through method statement/risk assessment.
- All operatives and visitors must receive site induction training, including the environmental induction.
- All power tools using temporary electrics are to be transformed down to 110 volts.
- No operative is to misuse or abuse any mechanical or other equipment.
- Only authorised vehicle routes shall be used.
- Segregated pedestrian routes shall be provided.
- Operatives must not report for work if under the influence of alcohol or drugs or consume alcohol or drugs at work or during breaks.
- All operatives and visitors must report any potential safety incidents identified and must not continue with an activity that has been identified as a risk, without an appropriate risk assessment being in place.
- All substances to be used or handled on site must have the Control of Substances Hazardous to Health (COSHH) assessment available on site for staff members to consult.
- At the end of each working day all means of access, e.g. steps, ladders left in position must be secured/removed to prevent unauthorised persons accessing the site and hazardous areas.
- All work areas must have clear, well-maintained signage.
- All waste materials must be collected and removed from site at regular intervals.
- No fires will be permitted on site.
- Any accident or incident on site, which requires medical treatment or time off, should be reported immediately to the Site Manager.
- A Site Accident and Incident Log will be maintained by the site manager.
- Parking of vehicles shall only be permitted in designated parking areas. Parking on the Public Highway will not be permitted.
- Smoking will be prohibited on site, except in designated areas.
- Acts of threat or violence will not be tolerated, and any offender will be removed and permanently excluded from the site.



Environmental Risk Management and Mitigation

Ecology and Biodiversity

- Works will be undertaken in accordance with the accompanying CEcMP (prepared by Bowland Ecology, reference BOW111 Moneystone Quarry Construction Ecological Management Plan).
- Sensitive areas will be clearly demarcated using high-visibility fencing as required and only used under the supervision of an suitably qualified ecologist.
- Vegetation clearance will avoid the bird nesting season where practicable; otherwise, pre-works checks will be undertaken by a suitably qualified ecologist.
- Works adjacent to watercourses and SSSI features will be supervised by an Ecological Clerk of Works and in accordance with the CEcMP.
- No plant, materials or refuelling will be permitted within designated sensitive areas as identified in the CEcMP.

Works will be completed in line with the Construction Ecological Method Statement prepared by Bowland Ecology (Reference: BOW111 Moneystone Quarry Construction Ecological Management Plan)

Pollution, Contamination and Groundwater

- The current ground investigation reporting shows no signs of pre-existing contamination, however if at any stage of the development contamination is found then mitigation measures will be implemented to contain and remove the contamination, as set out and agreed in the Ground investigation reports.
- Final verification reports will be submitted to SMDC on completion of the remediation if required.
- In the event that suspected contaminated material is uncovered during the works an appropriate area will be protected, all works will be suspended, and a suitably qualified person shall be engaged to investigate and develop a suitable strategy for dealing with any contaminated material.
- The operation of construction vehicles and the handling, use and storage of materials will be undertaken as follows:
 - Construction vehicles and plant will be regularly maintained and supplied with spill kits and drip tray to reduce the risk of hydrocarbon contamination.



- Refuelling would not be expected to take place on site. However, were this to prove necessary, this activity would take place in specified areas with drip trays installed to collect leaks from diesel pumps.
- Although not anticipated, any handling, use and storage of hazardous materials will be undertaken in line with the current best practice, this includes secure storage of any substances falling under the Control of Substances Hazardous to Health (COSHH) system.
- If necessary, adequate bunded and secure areas will be provided for the temporary storage of fuel, oil, solvents and chemicals, as far away from drainage as possible.
- Spill kits/ containment equipment such as absorbent material will be held on site.
A member of staff will be nominated to control and monitor the COSHH system (if applicable).
- Suppliers must send data sheets for every hazardous substance to the site. The assessment information sheet is completed in conjunction with Supervisors and Safety Managers who then brief staff members who will be using the substance, on its safe use, disposal, and any emergency procedures. Written records of these briefings will be kept in A COSHH file held on the site.
- The contractor shall plan and execute his work to ensure that hazardous or polluting substances do not cause harm to underlying surface water systems, landscaping and associated ecology.

Water Management and Pollution Prevention

- Surface water runoff will be directed towards existing quarry lakes and away from sensitive receptors.
- All contractors shall adopt water pollution prevention procedures in line with good practice.
- All incidents involving water pollution shall be immediately reported to the Project Manager.
- Temporary drainage features will be formed as required to manage runoff.
- Temporary silt capture and sediment attenuation measures will be introduced and managed as required.
- Fuel and oils will be stored in bunded storage tanks in bunded areas outside of the watershed and away from all sensitive receptors with a 110% capacity.
- Spill kits will be available on site and all operatives are trained in spill response.



- Monitoring of watercourses will be undertaken throughout construction to ensure acidic run-off does not enter watercourses.

Landscape and Visual Impact

- Site compounds to be positioned close to the proposed access points and as remote from existing developed areas as feasible;
- Use of directional lighting will be used across the site.
- Site hoarding will be used where appropriate and coloured to be sympathetic to the surrounding environment to minimise visual impacts.
- Where possible hoarding lines will also utilise existing areas of woodland and scrub cover to help visually break up the extent of the fencing
- Stockpiles will be located on site to limit visual impacts where possible. Where possible any removed material will be retained within the respective quarry zones to help avoid unnecessary construction vehicle movements across the wider site.

Dust Management

The following measures will be implemented throughout the Phase 1A of works:

This stage of works will include various activities which have the potential to generate particulate emissions arising from dust, particularly in dry and windy conditions. The main sources of particulate emissions during these activities include traffic and equipment usage, soil and material handling, storage and site preparation. The Principal Contractor will be required to control and limit dust, air quality, odour and exhaust emissions during the construction works as far as reasonably practicable and in accordance with best practice.

The following measures will be undertaken to mitigate and control the generation of dust:

Site Management

- Record all dust and air quality complaints and identify the cause(s). Take appropriate measures to reduce emissions in a timely manner, and record the measures taken.
- Make the complaints log available to the local authority when asked.
- Any exceptional incidents that cause dust and/or air emissions, either on- or off-site need to be recorded, and the action taken to resolve the situation recorded in the log book.



Monitoring

- Regular site inspections to monitor compliance with the CEMP should be carried out, inspection results recorded, and an inspection log made available to the local authority when asked.
- Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.

Preparing and maintaining the site

- Plan site layout so that machinery and dust causing activities are located away from receptors, as far as possible.
- Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site.
- Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period.
- Avoid site runoff of water or mud.
- Keep site fencing, barriers and scaffolding clean using wet methods.
- Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on site cover appropriately.
- Cover, seed or fence stockpiles, where possible, to prevent wind whipping.

Operations

- Only use cutting, grinding or sawing equipment fitted, or in conjunction with, suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems, where practicable.
- Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.
- Use enclosed chutes and conveyors and covered skips.
- Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.
- Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.

Waste Management

- Avoid bonfires and burning waste materials.



Measures specific to earthworks

- Stockpile surface areas to be minimised (subject to health and safety and visual constraints regarding slope gradients and visual intrusion) to reduce area of surfaces exposed to wind pick-up.
- Where appropriate, windbreak netting/screening can be positioned around material stockpiles and vehicle loading/unloading areas, as well as exposed excavation and material handling operations, to provide a physical barrier between the site and the surroundings.
- Where practicable, stockpiles of soils and materials should be located as far as possible from sensitive properties, taking account of the prevailing wind direction.
- During dry or windy weather, material stockpiles and exposed surfaces should be dampened down using a water spray to minimise the potential for wind pick-up.

Measures specific to construction

- Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate alternative control measures are in place.
- Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.
- All construction plant and equipment should be maintained in good working order and not left running when not in use.

Measures specific to trackout

- Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site.
- Avoid dry sweeping of large areas.
- Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.
- Record all inspections of haul routes and any subsequent action in a site log book.
- Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).

To minimise any effect of exhaust emissions associated with construction traffic and plant, it is suggested that the following measures should also be implemented:

- All plant and equipment should be maintained in good working order and should not be left running when not in use (no idling);
- Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment wherever possible;



- On-site construction vehicle movements and location of plant should be well within the site and away from the site boundary, wherever possible;
- A maximum-speed-limit of 15 mph on surfaced and 10 mph on unsurfaced haul roads and work areas should be imposed; and
- Daily visual inspection of haul roads, stockpiles and active earthworks areas.
- Continuous monitoring of weather conditions, with particular attention to dry and windy periods.
- Damping down of haul roads, working areas and stockpiles as required using water bowzers.
- Compaction and profiling of stockpiles at the end of each working shift.
- Sheeting or covering of fine or potentially dusty materials where necessary.
- Enforcement of site speed limits to minimise dust generation from vehicle movements.
- Suspension or modification of dust-generating activities where wind direction may carry dust towards sensitive receptors.
- Enhanced dust suppression measures in areas of known or suspected contamination.

Cleanliness of Roads

Wheel washing facilities to be provided for vehicles entering/ existing the site. The Contractor will utilise a 'Dry' wheel wash system to prevent the risk of any runoff into the marine environment (see image below).

The use of this system is to be monitored for its effectiveness and if required can be swapped for a self-contained water filled system, which recycles water so as to avoid any polluted run off.



Road sweeping to be used to clean roads (where appropriate). Only designated haul routes to be used around site.

Covering of payloads while in transit – All loads leaving site should be covered.



Dust control measures will be reviewed regularly by the Site Manager and adjusted as required to ensure effectiveness. Records of inspections and actions taken will be maintained and made available to the Local Planning Authority upon request.

Noise and Vibration

- Best practicable means will be employed to minimise noise.
- Plant and equipment will be well maintained and fitted with appropriate silencers. High noise activities such as breaking reinforced concrete will be limited to daytime working hours.
- Working hours will be restricted in accordance with planning requirements.
- It is possible to employ a number of physical and operational measures in order to reduce the potential effects resulting from construction generated vibration, these measures may include;
 - Adoption of low vibration working methods.
 - Consideration should be given to use of the most suitable plant
 - Where processes could potentially give rise to significant levels of vibration, on-site vibration levels should be monitored regularly by a suitably qualified person; and
 - The provision of cut-off trenches in order to interrupt the direct transmission path of vibrations
- Works will be completed in line with BS 5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites

Traffic and Access

- Site access will be via Eaves Lane from the A52 only.
- A site speed limit of 10mph will apply.
- Haul routes and passing points will be maintained in a clean and serviceable condition.
- Mud tracking will be monitored and controlled, as noted above.

Waste and Materials Management

- Materials will be reused on site wherever practicable in accordance with the details set out within the Site Waste Management Plan (AFS / Asteer Planning 2026).
- Waste will be minimised and managed in line with the waste hierarchy.
- Only registered waste carriers and facilities will be used



- Soils to be treated in accordance with best practice and movement of soils to be kept to a minimum.
- Where practicable, waste streams will be segregated that have the potential to be reused on-site or transported off-site for recycling.

Temporary Lighting

Lighting on construction sites, whether natural or artificial, is essential to health and safety. Poor lighting can represent significant risks to staff members which can result in accident and injury. As outlined within Section 35 of The CDM Regulations (2015), the development site must be provided with suitable and sufficient lighting, which must be, as far as is reasonably practicable, by natural light. This relates to both the construction site as well as the approach and traffic route to the development site.

Site lighting will be at the minimum luminosity necessary to enable the safety and security of the construction site. Where appropriate, lighting to site boundaries will be provided and illumination will be sufficient to provide a safe route, albeit no public access to the site will be permitted. Where appropriate, lighting will be activated by motion sensors to prevent unnecessary usage. Timers will also be utilised to prevent the unnecessary usage of lighting outside of works hours.

In determining any temporary construction lighting arrangements for the site, due consideration will be given by the Principal Contractor to sensitive receptors that may experience a nuisance by the light, including wildlife.

General control measures for the use of lighting on site are outlined below:

- Temporary site lighting when used adjacent to sensitive areas must be fixed with a screen to avoid glare.
As far as is practical, lighting must be directed away from sensitive areas; and,
- Lighting should always be positioned to prevent glare. Directional lighting will be used and will be directed by Suitably Qualified Ecologist.

Dust and Air Quality Management Plan

Dust may arise during breaking, crushing and vehicle movements. Control measures include water suppression, damping down haul routes, limiting drop heights, covering loads where necessary and temporarily stopping works during extreme weather conditions.



Emergency Spill Response Procedure

- Stop the source of the spill if safe to do so.
 - Contain the spill using spill kits or absorbent materials.
 - Prevent spill reaching drains or watercourses.
 - Notify the Site Manager immediately.
 - Dispose of contaminated materials via licensed waste contractor.
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6. Monitoring, Inspections and Reporting

- **Regular environmental inspections will be undertaken by the Site Manager.**
The CEMP is to be continually updated and improved. As a minimum, regular implementation of the CEMP will be reviewed by the Site Manager at the following stages:
 - Any significant change to the planned activities
 - Following the appointment of each contractor and sub-contractor in conjunction with a review of submission of the health and safety risk assessments and activity specific method statements
 - Following an unexpected event e.g. major accident or emergency
 - No driven piles will be required during the Phase 1A enabling works phase.
 - Appendix 1 contains details in relation to Environmental Risk Assessment procedures and responsibilities

The Site Manager will also ensure:

- Daily records will be maintained for sensitive works.
- Any incidents or non-conformances will be recorded and investigated.

Emergency Response

- Emergency procedures will be briefed to all personnel.
 - Spill response measures will be implemented immediately in the event of an incident.
 - Relevant authorities will be notified where required.
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Conclusion

This CEMP provides the framework for managing and mitigating environmental impacts arising from the Phase 1A Enabling and Earthworks at Moneystone Leisure Park. All works will be carried out in accordance with this document, approved method statements, and relevant planning and environmental requirements.

The CEMP will be reviewed regularly and updated as required

The CEMP is a 'live' document and should be continually updated and improved. The successful implementation of the CEMP relies on all parties being aware of its requirements, their role and the responsibilities they have.

The Construction Project Manager will oversee the implementation of the CEMP by placing relevant responsibilities on visitors and works on the site.

The Project Manager will maintain the CEMP and keep records where appropriate. Inductions and toolbox talks will form the basis of the CEMP training given to all visitors and operatives on the site.



Appendix 1

Environmental Risk Assessment

Activity	Risk	Mitigation	Responsible
Vegetation clearance	Ecological disturbance	Check for nesting birds prior to works	Site Manager
Concrete breaking	Dust generation	Water suppression during operations	Site Manager
Crushing operations	Noise and dust	Operate within agreed working hours	Site Manager
Vehicle movements	Mud on highway	Wheel cleaning and road sweeping	Site Supervisor
Fuel storage	Spill risk	Bunded storage and spill kits	Environmental Manager
Refuelling	Ground contamination	Refuel only in designated areas	Site Manager
Material stockpiles	Dust emissions	Damp down stockpiles during dry conditions	Site Supervisor
Heavy plant operation	Oil leaks	Daily plant inspections	Plant Operator