

The Art of Building.

Construction Environmental Management Plan

**Discharge of Condition 12 to
Application 18/00329/FUL**

Groby Lodge Farm, Slate Pit Lane, Groby

**Prepared on behalf of
Groby Lodge Estate Ltd**

June 2026

Thoughtful Architecture

1. INTRODUCTION

- 1.1 Planning consent was granted for the conversion of existing agricultural barns to 10 dwellings, including alterations and small extensions, hard and soft landscaping at Groby Lodge Farm, Slate Pit Lane, Groby through application 18/00329/FUL. Condition 12 to this approval required a Construction Environmental Management Plan (CEMP) to be approved in writing by the Council. The details requested are as follows:

“how the potential impact of dust, odour, noise, smoke, light and land contamination shall be prevented or mitigated. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints. Thereafter the development shall be carried out in accordance with the approved Construction Environmental Management Plan.”

- 1.2 These matters are considered in turn below, and will be adhered to throughout the course of the construction works. This document should be read in conjunction with the Construction Management Plan 1001/020 V1.

2. CONSTRUCTION ENVIRONMENTAL MANAGEMENT STATEMENT

Measures to control the emission of dust and noise during construction

- 2.1 Best practicable measures will be implemented to prevent, reduce and control dust emissions during construction. The development will comply with the relevant Code of Practice throughout the construction phase. Good on-site management procedures will be followed to minimise noise, vibration and air-quality impacts (including dust and fume generation) in accordance with the Considerate Contractors Scheme.

2.2 The measures currently proposed include:

- Using hydraulic construction methods in preference to percussive techniques wherever reasonably practicable. No piling is required as part of this development.
- Ensuring all plant and equipment is properly maintained, fitted with appropriate silencers, operated to avoid excessive noise, and switched off when not in use where practicable.
- Certifying all plant to meet current legislative requirements and the standards set out in British Standard 5228 (BS5228).
- Requiring all trade contractors to be familiar with current legislation and the guidance in BS5228 (Parts 1 and 2) as a condition of their appointment.
- Carrying out loading/unloading, dismantling of equipment (e.g. scaffolding) and buildings, and movement of materials in a manner that minimises noise and occurs at reasonable times of the day.
- Reporting and immediately investigating any noise complaints or exceedances of agreed action levels.
- Undertaking brushing and water-spraying of heavily used hardstanding and access points as required.
- Ensuring vehicles transporting dust-generating materials to and from the site are appropriately covered to prevent the release of particulate matter.
- Providing effective wheel and body-washing facilities and using them as necessary. Please see Plan 1001/020 V1 for the location of this facility.
- Prohibiting the burning of waste or unwanted materials on site.
- Ensuring all hazardous materials—including chemicals, cleaning agents, solvents and solvent-based products—are sealed at the end of each day and safely stored.

2.3 All hours of construction work and deliveries are proposed to occur within the following timescales:

- Monday to Friday: 0730 to 1800
- Saturday: 0800 to 1300
- Sundays, Public and Bank Holidays: No working on noisy activities.

Measures to control the emission of odour, smoke and land contamination during construction

- 2.4 All works will be undertaken in accordance with the recommendations contained within the Phase 1 Desk Study and Risk Assessment, dated January 2018 and any subsequent Phase 2 report. Any contaminated material will be dealt with in accordance with British Guidelines in terms of dismantling of the buildings, handling of the materials, and carriage/disposal via an appropriate contractor. This matter is controlled in full by condition 20 to the planning approval.
- 2.5 Dangerous / hazardous chemicals (such as diesel / oil / paint / solvents / adhesives etc) will be stored in a locked or fenced COSHH store to prevent mishaps. These substances will be stored in accordance with appropriate guidance, such as Oil Storage Regulations for Business (<https://www.gov.uk/guidance/storing-oil-at-a-home-or-business>) or the Environment Agency's Pollution Prevention Guidelines (PPG). COSHH stores should also be kept as far as practicably possible from site traffic routes, drains and waterways.
- 2.6 The following control measures should be taken to minimise the risk of pollution:
- Any work involving potentially harmful substances should be risk assessed and planned to avoid impacts to the environment;
 - Daily site inspections for odour sources, especially during earthworks;
 - Programme works involving odorous ground or contaminated land for cooler periods of the day to reduce volatilisation;

- Plant nappies / drip trays should be used under site vehicles when not in use to prevent leaks;
- Refuelling must be supervised by trained personnel;
- Spill kits will be kept close to refuelling areas / COSHH stores, and site operatives should be trained in their proper use;
- Store any **odorous materials** (e.g., waste, contaminated soils, solvents, bitumen products) in **sealed, covered or enclosed containers** to prevent emissions
- Avoid stockpiling excavated material that may generate odour;
- Any leaking fuel containers will be promptly removed from the site and disposed of using a licensed waste disposal contractor;
- As necessary, vehicles and wheels should be washed before leaving site;
- Any contaminated material leaving the site will be within a sealed or covered vehicle;
- Prohibit the burning of waste or unwanted materials on site.

2.7 The Site Manager should practice and promote good housekeeping in relation to reducing the risk of pollution / spillages. Any environmental incidents such as major spillages should be reported and investigated (see below for more detail).

Measures to control light disturbance during construction

2.8 All lighting columns will be positioned to face into the construction site and face downwards using directional cowls in order to prevent disturbance to wildlife and neighbouring properties.

2.9 Lighting systems in use during the construction period will be turned off when not required. Any vehicles when not in use will have their lights turned off, including delivery vehicles.

Complaint system for the construction period

- 2.10 Full contact details, including the name and phone number of the Site Manager will be provided on heras fencing adjacent to the access, as well as on the site office building. These notices will be laminated and attached at head height, at least 1.5m above ground level. Details will also be provided directly to the immediately adjacent property Herdsman Cottage.
- 2.11 If any issues are reported to the Site Manager, these will be investigated as soon as realistic and a response provided back to the complainant, plus any associated body as necessary (e.g. the Council, Natural England).
- 2.12 It is the responsibility of the Site Manager to follow up on and organise remedial actions for any incidents that may occur. It will also be the responsibility of the Site Manager to report any significant incidents, these include but are not limited to:
- Large / significant spills of hazardous chemicals such as oil / fuel / solvent into a drain or watercourse;
 - Accidental or reckless destruction of bird nests, bats or bat roosts, badgers or badger setts.

3. Summary

- 3.1 The CEMP sets out the control measures required to minimise the risk of excessive noise and any adverse environmental effects arising from construction activities associated with the approved development. It is a live document and may be updated at any stage before or during construction to reflect changes on site or newly identified risks.



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