

A Discharge of Conditions report for
BOOM DEVELOPMENTS LIMITED

In respect of
**Low Farm Solar Farm,
HUDDERSFIELD**

Construction Environmental Management Plan

2403-067/CEMP/01 | May 2025



Document Management

© 2025 Transport Planning Associates Limited. All Rights Reserved.

This document has been prepared by Transport Planning Associates for the sole use of our client in accordance with generally accepted consultancy principles, the budget for fees and the terms of service agreed between Transport Planning Associates and our client. Any information provided by third parties and referred to herein has not been checked or verified by Transport Planning Associates, unless otherwise expressly stated in the document. No third parties may rely upon this document without the prior and express written agreement of Transport Planning Associates.

Document Review

	Status	Author	Checker	Approver	Date
01	Draft	RCG	AS	JD	29 04 25
02	Issue	AG	AS	JD	07 05 25

Issued by:

Bristol
 Cambridge
 London
 Welwyn Garden City

Transport Planning Associates
 40 Berkeley Square
 Clifton
 Bristol
 BS8 1HP

0117 925 9400
 bristol@tpa.uk.com
 www.tpa.uk.com

Contents		Page
1	Introduction	1
2	Construction Traffic Routing and Signage	4
3	Construction Compound	7
4	Construction Activity and Community Engagement	10
5	Summary	12

List of Figures

- Figure 1.1 Site Location
- Figure 2.1 Construction Traffic Route

List of Appendices

- A Compound Location Plan

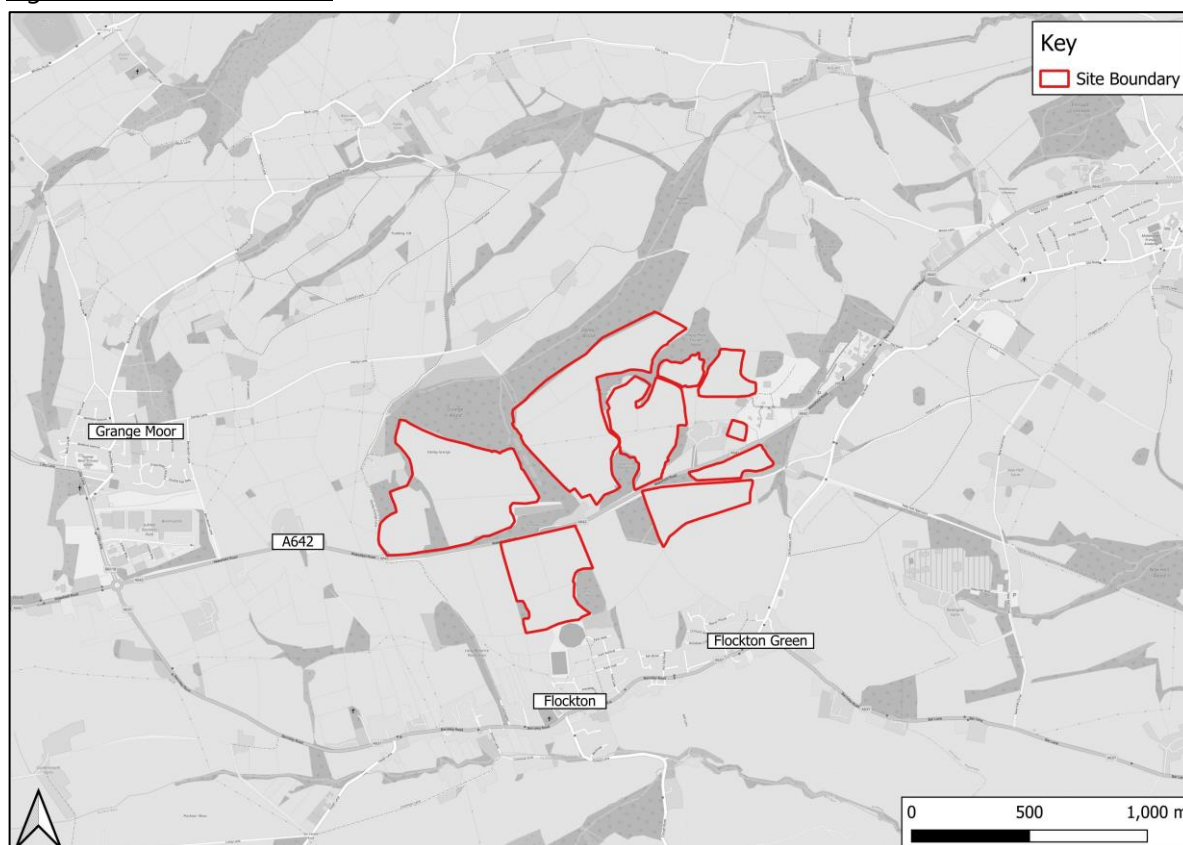
1 Introduction

1.1 This Construction Environmental Management Plan (CEMP) has been prepared by Transport Planning Associates (TPA) on behalf of Boom Developments Limited (the 'Applicant') in relation to the permitted solar farm development on land located near Wakefield, West Yorkshire. The Local Planning Authority and Local Highway Authority is Kirklees Council.

Site Location

1.2 The Site location is shown in **Figure 1.1**

Figure 1.1 Site Location



1.3 The Site comprises nine parcels of agricultural land totalling approximately 85 hectares. It is located north of Flockton and east of Grange Moor.

1.4 In the context of the local highway network, the Site is located either side of the A642 Wakefield Road, which is managed by National Highways.

Development and Condition Wording

- 1.5 This Site was granted planning permission by Kirklees Council on 24th August 2022 for the following development, (REF: 2021/62/93644/E):

'Erection and operation of grid-connected solar photovoltaic farm to supply up to 49.9MW, with ancillary infrastructure and landscaping and biodiversity enhancements. At: Low Farm, Wakefield Road, Flockton, Huddersfield, WF4 4BB.'

- 1.6 The planning permission is subject to planning conditions set by Kirklees Council in relation to the construction methodology and its management. Condition 7 requires the submission of a Construction Environmental Management (CEMP). The condition wording is as follows:

Kirklees Council (2021/62/93644/E) Condition 7:

'Prior to development commencing, a Construction Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing by, the Local Planning Authority. The plan shall describe in detail the actions that will be taken to minimise adverse impacts on occupiers of nearby properties. It shall include full details of:

- *a) The methods to be employed to prevent mud, grit and dirt being carried onto the public highway from the development hereby approved;*
- *b) Measures to control the emissions of dust and dirt during construction;*
- *c) Measures to control noise and vibration arising from all construction related activities. This should include suitable restrictions on the hours of working on the site including times of deliveries, the details of which should be provided;*
- *d) Details of routing and signage for construction traffic;*
- *e) Details of any artificial lighting to be used in connection with all construction related activities and security of the construction site;*
- *f) The location of any site compound and plant equipment/storage (including materials);*
- *g) The location for contractor parking;*
- *h) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing;*
- *i) A Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works;*
- *j) Details of a site manager and point of contact in the event of any issues arising through the construction process;*
- *k) Details of how this CEMP will be made publicly available by the developer*

The approved details for each phase shall be implemented at the commencement of work on site for that phase and shall thereafter be retained and employed until completion of works

on site for that phase. The CEMP shall be made publicly available for the lifetime of the construction phases of the development in accordance with the approved method of publicity.

Reason: *To safeguard the amenities of the occupiers of nearby properties and the wider environment, in accordance with Policies LP24 and LP52 of the Kirklees Local Plan. This is a pre-commencement condition, given the need for adequate consideration of mitigation measures (for the amenity of residents) prior to works commencing on site.'*

- 1.7 The condition includes, at point h, a reference to decorative displays and facilities for public viewing. These will not be present during the construction phase and so are not included within this CEMP.

Construction Environmental Management Plan

- 1.8 This Construction Environmental Management Plan (CEMP) provides details on the construction methodology in line with the wording of Condition 7. It draws upon information set out in the submitted Construction Traffic Management Plan (CTMP), as agreed through the planning application process, by Kirklees Council.
- 1.9 This CEMP should be read in conjunction with the Construction Environmental Management Plan (CEMP) for Biodiversity which has been prepared by Engain.
- 1.10 A Construction Management Plan (CMP), has also been submitted to Kirklees Council in order to discharge Condition 6 of the planning permission.
- 1.11 This CEMP includes the following sections;
- Construction Traffic Routing and Signage;
 - Construction Compound;
 - Construction Activity and Community Engagement;
 - Summary of Measures

2 Construction Traffic Routing and Signage

- 2.1 This Section sets out Construction Traffic Route to the Site. The route set out was agreed with the local highway authority through the CTMP that supported the planning submission. This section also provides details on signage on the local highway network to support the movement of construction vehicles.
- 2.2 The information set out in this section covers the requirements of Condition 7 Point D.

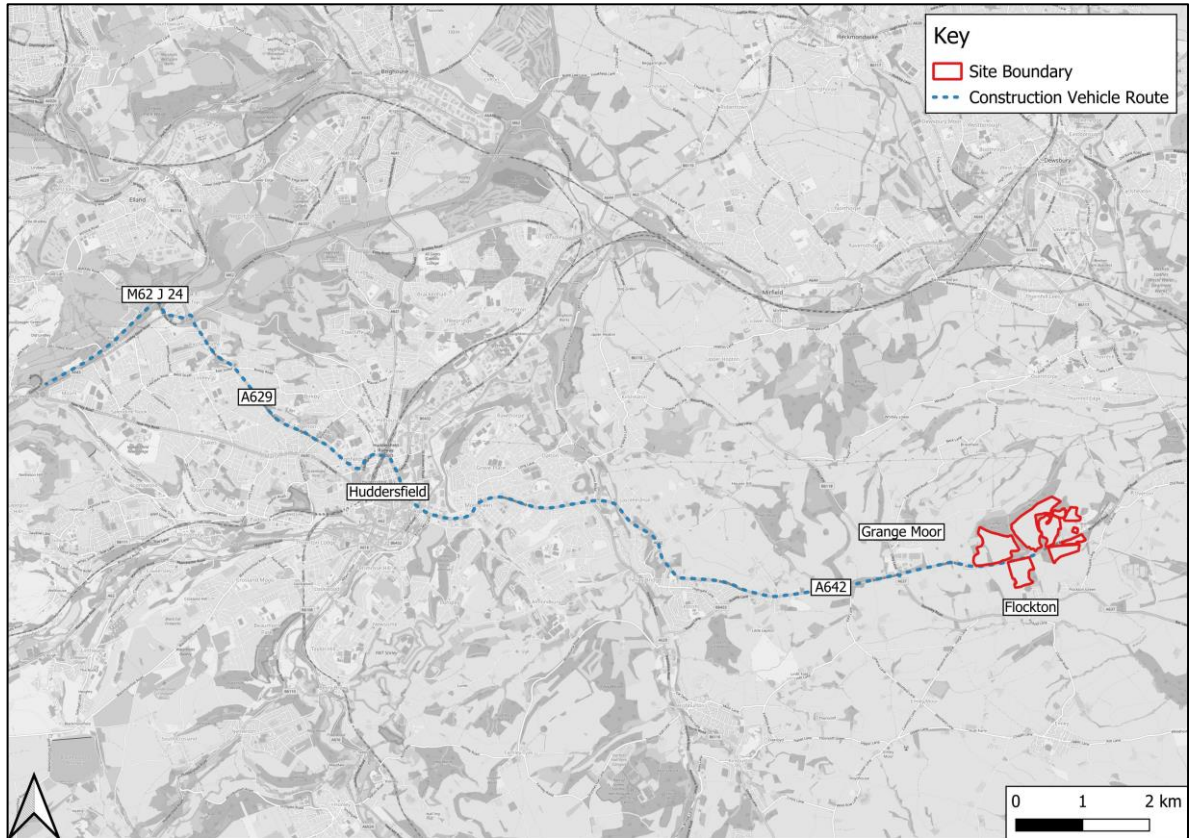
Construction Traffic Movements

- 2.3 The CTMP submitted and agreed with the planning application stated that there will be a maximum of 256 deliveries (512 two-way movements), therefore an average of eight deliveries or 16 two-way movements per day over the six month period.
- 2.4 In addition to the construction traffic moments there will also be a small number of construction movements associated with smaller vehicles such as the collection of skips for waste management, transport of construction workers and sub-contractors.

Construction Traffic Route

2.5 The designed route for all construction vehicles associated with the construction period is illustrated in **Figure 2.1**.

Figure 2.1 Construction Vehicle Route



2.6 Construction vehicles will use the following roads to access the Site:

- M62 Junction 24 → A629 → A642 → Site Accesses

2.7 Construction traffic will route to the Site from the west via Junction 2 of the M62. They will then travel eastwards on the A629 via Huddersfield, before reaching the A642. This route has been proposed as it avoids Environmental Weight Restrictions (EWR) Zones such as the EWR in Flockton Green Village. The route also avoids small villages with narrow roads such as Midgley and West Bretton. The proposed route provides the most direct access to the strategic road network.

2.8 The Contractor will keep informed on any proposed road closures and diversions in the local area that could affect the routing of construction vehicles. If alternative routing is required, this will be agreed in advance with the local highway authority.

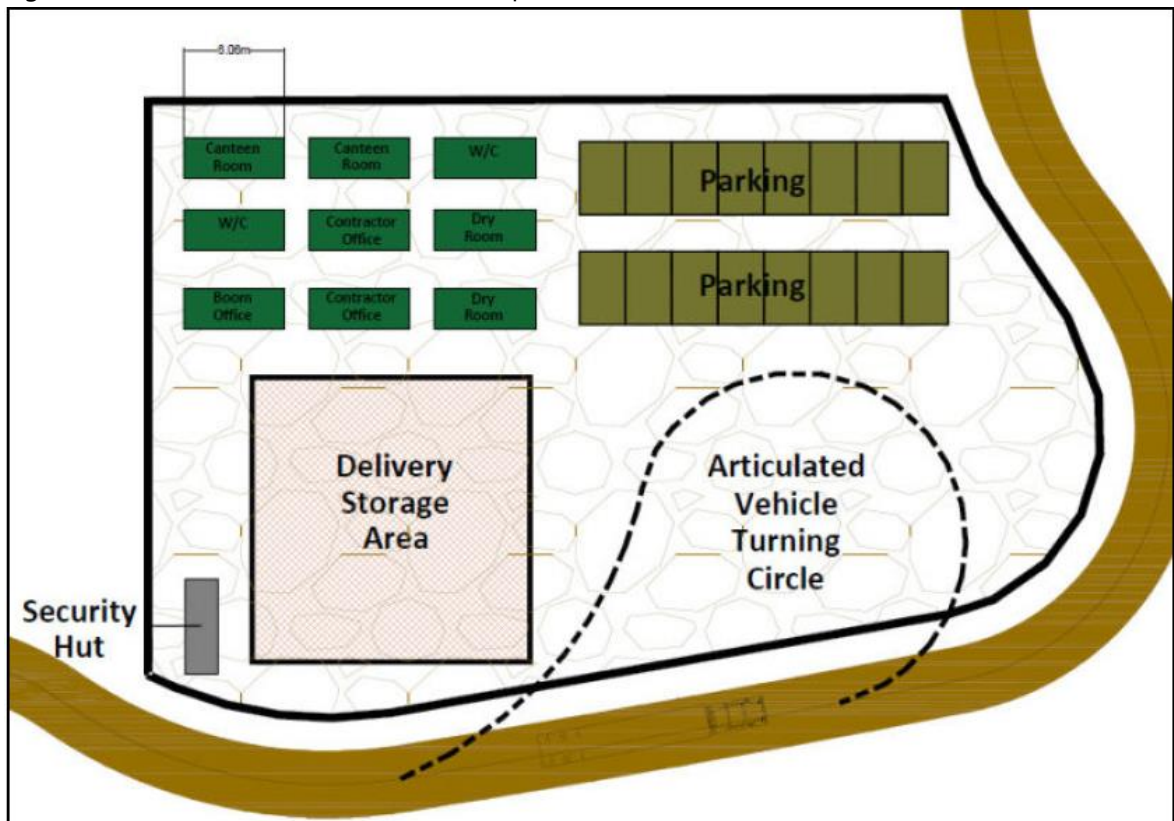
Route Signage

- 2.9 Temporary road signage will be implemented along the designated route to inform background traffic of the ongoing construction works and to direct construction traffic to and from the Site. The signs will be located at key points along the route, including junctions.
- 2.10 All signage will be compliant with Chapter 8 of the Traffic Signs Manual where applicable. The following points will be considered when locating signage:
- The position of the sign in relation to the highway;
 - Possible distraction to drivers; and
 - The proximity to junctions and roundabouts.

3 Construction Compound

- 3.1 A construction compound will be used during the construction of the development and will be positioned in Parcel 1, at the west of the Site. The location of the compound area has been chosen to ensure minimal disruption to the surrounding area in terms of noise, watercourse, reens, and ditch impact. The location of the compound is shown in the Site Layout plan attached as **Appendix A**.
- 3.2 The compound area will be cleared, levelled and have a suitable gravel base laid to allow for site accommodation, materials storage and parking facilities during the construction period. A gravel base will be used in order to allow for continued greenfield run off rates.
- 3.3 Once materials are delivered to the compound, agricultural vehicles will distribute them to other parcels accordingly to minimise disruption on the local highway network. Some equipment will be delivered directly to their install location, such as inverter stations, which are required to be directly unloaded onto foundations.
- 3.4 **Figure 3.1** below demonstrates an indicative construction compound layout. This was provided within the approved transport report submitted with the original planning application.

Figure 3.1 Indicative Construction Compound



Parking

- 3.5 Car parking spaces will be provided on Site within the construction compound. No parking by contractors, visitors or delivery vehicles will be permitted on the local highway at any time during the construction phase, and visitors will be advised of the parking arrangements in advance of traveling to the Site. The Site Manager will monitor that parking is taking place in the designated area on a regular basis.

Security

- 3.6 The Site will be secured using a perimeter fence in accordance with the approved fencing plan. Heras fencing (or similar) will secure the construction compound and any other areas of the Site until the perimeter fence is completed.
- 3.7 Security signage will also be used on gates, fencing and neat critical equipment to deter potential intruders.
- 3.8 During construction other security measures may be required such as surveillance and detection via the use of CCTV system or perimeter detection systems, which will be able monitor and provide early warning of potential intrusions. CCTV will be in use within the construction compound.
- 3.9 The use of patrols will be used if required.

Wheel Washing

- 3.10 If required, a wheel washing facility will be located on the access track within close proximity to the Site Access. Excess water from the wheel wash facility will be appropriately disposed of.
- 3.11 In the unlikely case that the wheel wash facility breaks down for a short period, construction workers will spray wheels using a power hose, before they re-enter the public highway.
- 3.12 A visual inspection of vehicles will be undertaken before they depart the Site, to ensure that they are not carrying any residual debris onto the highway.
- 3.13 Should any mud be carried onto the highway after washing, a road sweeper will clean the affected area of highway immediately.

Artificial Lighting

- 3.14 No external lighting is expected to be required during the construction phase, except for the doorways of the welfare cabins and other temporary buildings, within the temporary construction compound. These will be externally illuminated utilising PIR sensor lighting, activated by pedestrian movement. Such lighting will be appropriately shielded to prevent light spill away from the doorways.

Refuse and Recycling

- 3.15 Refuse and recycling will be collected on Site and stored within the construction compound. It will be collected, as appropriate, every few days. No burning of waste on the site at any time is permitted.

Internal Access Track

- 3.16 The Proposed Development will include internal access roads throughout the Site allowing for the movement of construction and maintenance vehicles. It is proposed that the internal access road will be completed during the initial stages of construction so that temporary haul routes are not necessary.

Air Quality and Dust

- 3.17 The main impact on air quality is due to construction traffic and the dust formed from vehicles manoeuvring onsite. For all stages of the works the most effective means of suppressing dust is by damping using a fine spray and controlling the spread of mud on the local highways by the use of a wheel wash facility. The frequency of spraying will need to be increased during dry periods as there is greater potential for dust and for surface moisture to evaporate quickly.
- 3.18 Dust generating material being transported to and from the site will be covered using sheets.

4 Construction Activity and Community Engagement

Construction Activity

4.1 The Solar PV installation will be staged over 6 months and will include periods of site preparation, installation, testing and commissioning of construction works.

4.2 Construction at the site will be carried out at the following times:

- Site open for non-noise invasive works- no heavy machinery nor deliveries;
 - Mon-Fri 07:30 – 18:30
 - Sat 07:30 – 16:30

- Site fully open for all works including heavy machinery and deliveries;
 - Mon-Fri 08:30 – 17:30
 - Sat 09:00 – 13:00

- Site not open Sundays or public Holidays

- If schools are in the area or in busy commuter routes deliveries will be restricted to;
 - Mon-Fri 09:00 – 15:00
 - Sat 08:00 – 13:00

4.3 There are a total of nine parcels of land associated with the development site, with a total site area of 165 acres. Out of the nine parcels of land, eight of the parcels contain solar panels and the ninth is allocation for the sub-station.

4.4 There are proposed to be five primary access points to service the solar farm including an additional access to serve the sub-station area.

Community Engagement

4.5 The details of the construction Site Manager will be provided to the local planning authority in advance of any work being carried out. The Construction Site manager's details will also be provided on a Site-board at the Site access junction. Should anyone in the local community have any issues, the Site Manager will be available to discuss.

- 4.6 This CEMP will be made publicly available should anyone in the local community wish to read this document.

5 Summary

5.1 A summary of the measures set out within this CEMP is provided below.

Wheel Wash Facility (Condition 7 Point A)

- (i) If required, the construction compounds will have a wheel washing facility. These will be located on the access track within proximity to the Site Access. In the unlikely case that either wheel wash facility breaks down for a short period, construction workers will spray wheels using a power hose, before they re-enter the public highway;
- (ii) A visual inspection of vehicles will be undertaken before they depart the Site, to ensure that they are not carrying any residual debris onto the highway;
- (iii) If required a road sweeper will be provided for the area surrounding access to alleviate any residual debris generated during the construction phase, as required;

Noise Reduction and Air Quality (Condition 7 Points B and C)

- (iv) Low noise generators will be used for power within the Site;
- (v) Construction activity will only take place during daytime hours (08:00-18:00);
- (vi) When on Site and when not in use, vehicle engines will be switched off;
- (vii) Vehicles carrying material off-Site will be sheeted to prevent the spread of dust;
- (viii) In dry conditions, areas near to the Site access will be sprayed with water supplied to prevent the spread of dust;

Signage (Condition 7 Point D)

- (ix) Signs to direct construction vehicles associated with the development will be installed along the agreed construction traffic route. Delivery drivers, contractors and visitors will be provided with a route plan in advance of delivering to Site to ensure that vehicles follow the identified route.
- (x) All signage on the designated route will be inspected by the Site Manager, to ensure they are kept in a well-maintained condition and located in safe and appropriate locations;

Artificial Lighting (Condition 7 Point E)

- (xi) No external lighting is expected to be required during the construction phase, except for the doorways of the welfare cabins and other temporary buildings, within the temporary construction site compound. These will be externally illuminated utilising PIR sensor lighting, activated by pedestrian movement. Such lighting would be appropriately shielded to prevent light spill away from the doorways.

Compound Details (Condition 7 Point F)

- (xii) The construction compound will be located within Parcel 1 of the Site, which is situated in the west of the Site.
- (xiii) Materials will be stored only for a short time period prior to being utilised on Site after being delivered. Certain equipment may also be delivered directly to their instal location.

Parking (Condition 7 Point G)

- (xiv) Car parking spaces will be provided within the Construction Compound
- (xv) Advisory signs informing contractors and visitors that parking is not permitted on-street will be provided in the vicinity of the Site. Contractors and visitors will be advised that parking facilities will be provided on-Site in advance of visiting the Site and that they should not park on-street;

Security and Hording (Condition 7 Point H)

- (xvi) The Site will be secured at all times via a perimeter fence or temporary fencing. CCTV will be operational within the construction compound.

Waste Management (Condition 7 Point I)

- (xvii) Refuse and recycling will be collected on Site and stored within the construction compound. It will be collected, as appropriate, every few days. No burning of waste on the site at any time is permitted.

Site Manager Point of Contact and Public Information (Points J and K)

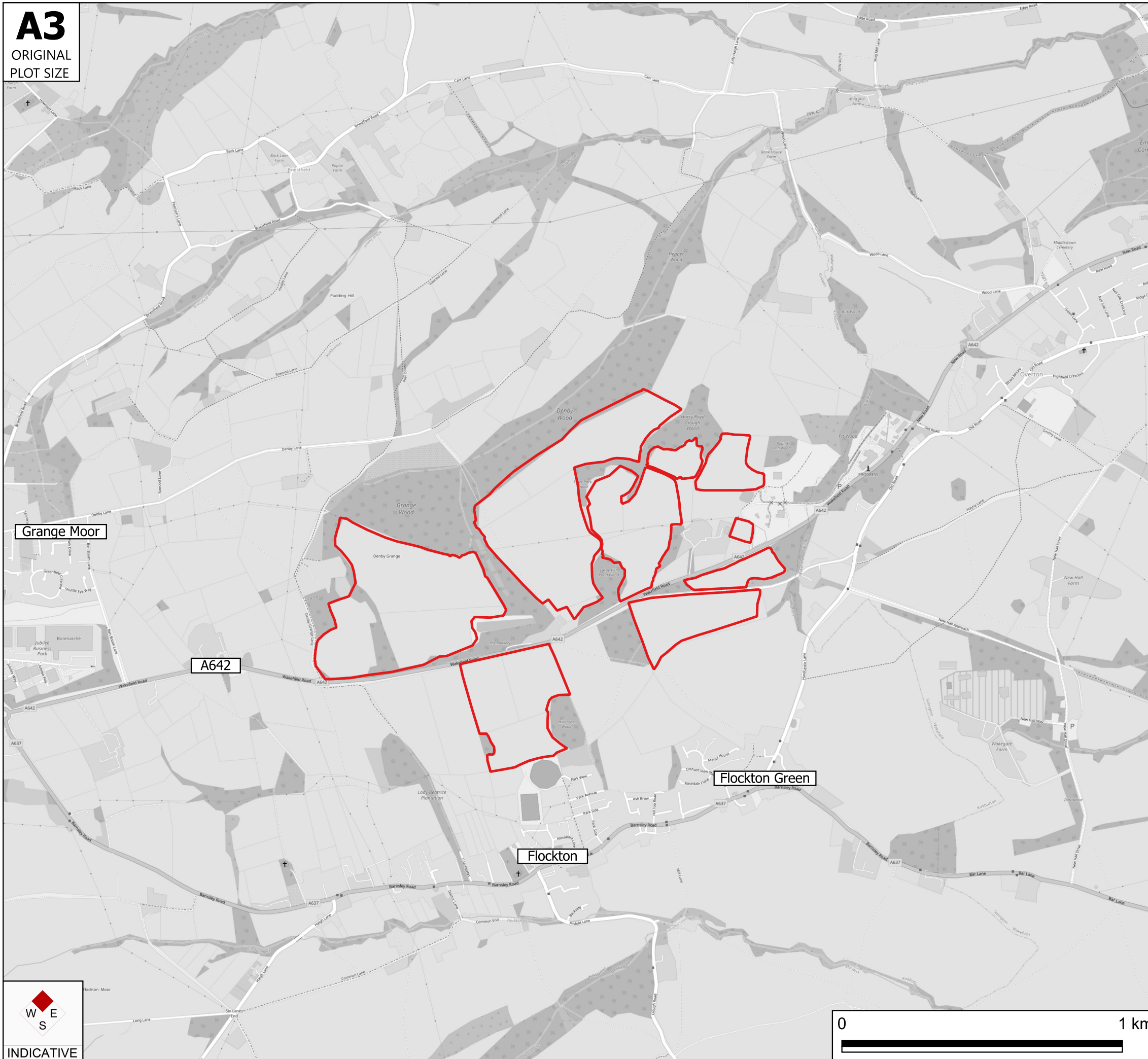
- (xviii) The details of the construction Site Manager will be provided to the LPA in advance of any work being carried out.

- (xix) This CEMP will be made publicly available on the Site-board at the access junction, should anyone in the local community wish to read this document.

FIGURES

A3

ORIGINAL
PLOT SIZE



NOTES:

Key

Site Boundary

Rev	Date	Details	Drawn by	Checked by	Approved by

Bristol
Cambridge
London
Welwyn Garden City



40 Berkeley Square
Clifton
Bristol
BS8 1HP

0117 925 9400
www.tpa.uk.com

CLIENT:

BOOM Developments Limited

PROJECT:

**Low Farm Solar Farm,
Wakefield, West Yorkshire**

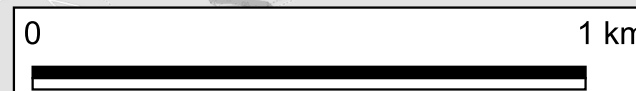
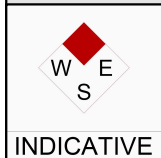
TITLE:

Site Location Plan

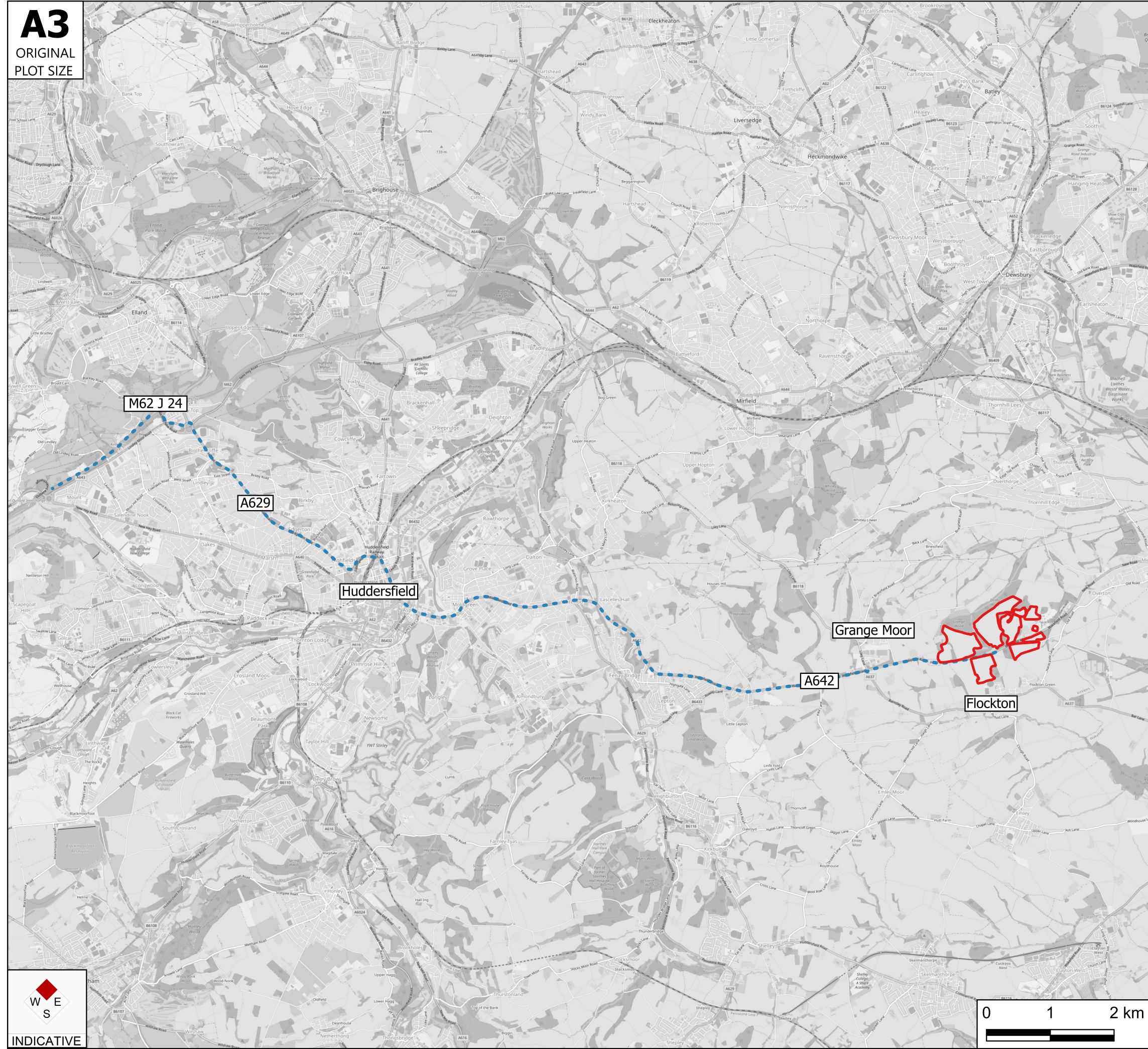
STATUS:

FOR INFORMATION

SCALE: NTS	DATE: 07/05/25	DRAWN: JP	CHECKED: AG	APPROVED: JD
JOB NO: 2403-067		DRAWING NO: Figure 1.1		REVISION: -



A3
ORIGINAL
PLOT SIZE



NOTES:

Key

- Site Boundary
- Construction Vehicle Route

Rev	Date	Details	Drawn by	Checked by	Approved by

Bristol
Cambridge
London
Welwyn Garden City



40 Berkeley Square
Clifton
Bristol
BS8 1HP

0117 925 9400
www.tpa.uk.com

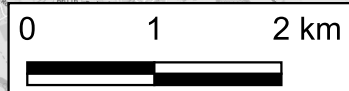
CLIENT:
BOOM Developments Limited

PROJECT:
**Low Farm Solar Farm,
Wakefield, West Yorkshire**

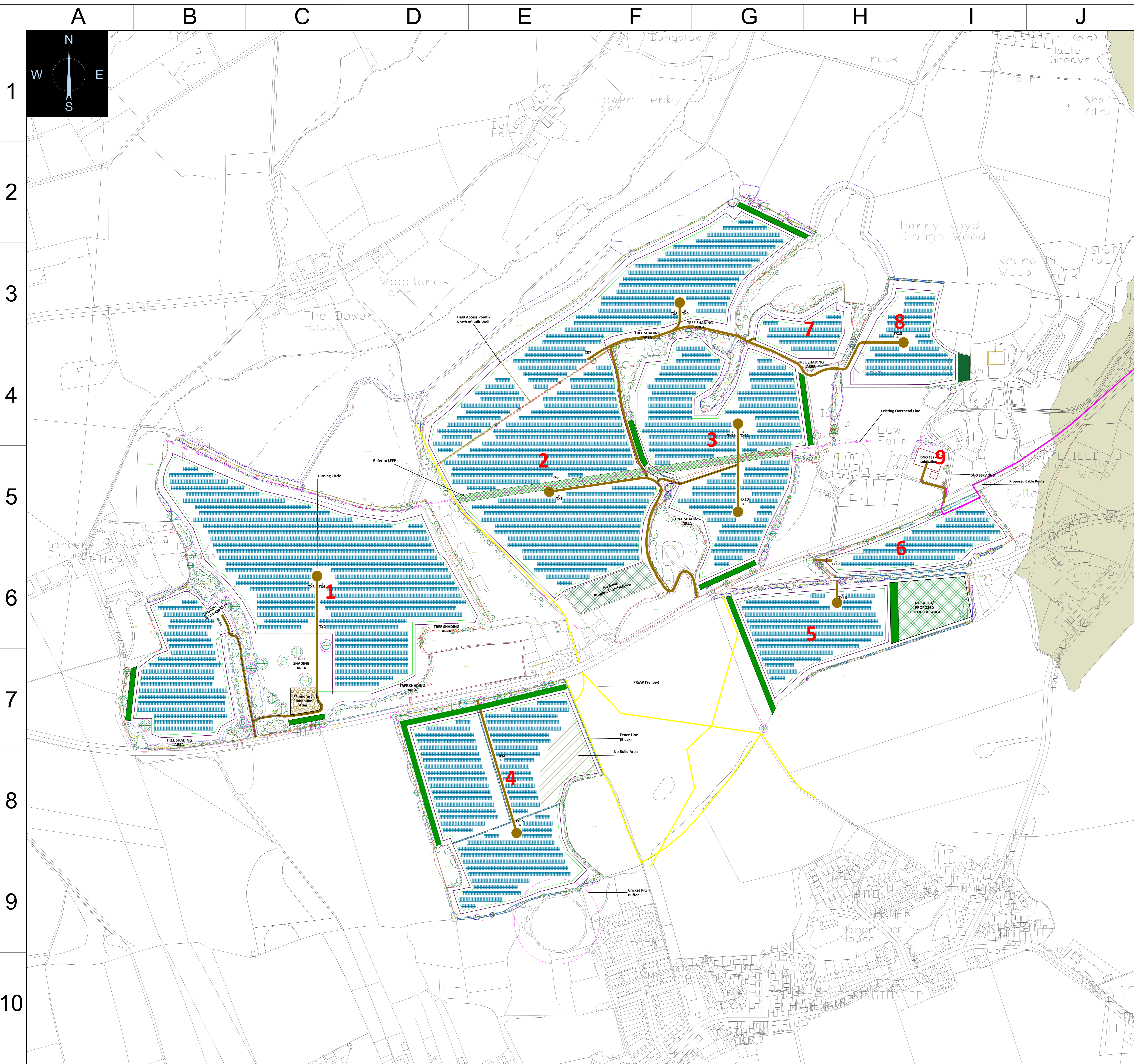
TITLE:
**Construction Vehicle Routing
Plan**

STATUS:
FOR INFORMATION

SCALE: NTS	DATE: 07/05/25	DRAWN: JP	CHECKED: AG	APPROVED: JD
JOB NO: 2403-067		DRAWING NO: Figure 2.1		REVISION: -



APPENDIX A



LOW FARM SOLAR FARM PROJECT INFOBOX

Indicative Panel Position	
Parcel Numbers	1
Access Tracks	
Turning Circles	
Existing Overhead Line	
Proposed Below Ground Cable Route	
Fence Line	
Transformer Stations	
Trees and Hedges	
PROW	
Storage Containers	
Temporary Compound Area	
No Build/ Landscape & Ecological	
5m Buffer Zone	
Wakefield Council Local Authority Area	
Refer to LEEP	

Boom Power Ltd. Address	Project Address
Boom Power Ltd. Unit 5E Park Farm Chichester Road Arundel West Sussex BN18 0AG	Low Farm Wakefield Road Grange Moor Wakefield East Yorkshire WF4 4BB

Drawing Information			
V No	Revision Note	By	Date
5.1	FINAL	SH	05/07/2022

Drawing Information	
Scale	1:2500 @ A0
Stage	FINAL
Drawing Name	Overall Layout
Drawing Number	B001.1
Designed By	Samuel Hogan
Sheet 1 of 1	

BUILD | OWN | OPERATE | MAINTAIN
 BOOM-POWER.CO.UK