Construction Environmental Management Plan (CEMP)	
For:	Lo's Pharmacy Ltd.
Site:	5 Barnsley Road, Flockton, Huddersfield, WF4 4DN
Report Date:	14th of October 2026
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Reporting Ecologist:

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Client:	Lo's Pharmacy Ltd.
Site Name:	5 Barnsley Road, Flockton, Huddersfield, WF4 4DN
Grid Reference:	SE 22491 15056
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Contents:

1. Introduction
2. Regulatory Framework / Legislation
3. Site Location and Project Description
4. Summary of Potentially Damaging Activities
5. Roles and Responsibilities
6. Information for Contractors and Visitors
7. Appropriate Mitigation and Sensitive Working Methods
8. Management and Monitoring

References

Whilst every effort has been taken to ensure the accuracy of this report and its contents in view of potential ecological constraints to development or the likely presence or absence of species it must only be viewed as a snapshot in time and not be viewed as definitive. Due to external factors, such as seasonality, weather etc having the potential to affect survey results, no liability can be assumed for omissions or changes that may or may not occur after the date this report was produced.

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1 Introduction

1.1 Estrada Ecology Ltd was commissioned to conduct a Construction Environmental Management Plan (CEMP) for the proposed works at 5 Barnsley Road, Flockton, Huddersfield, WF4 4DN (hereafter referred to as 'the site').

1.2 This document has been compiled to avoid, minimise and mitigate against any construction effects on the environment and biodiversity. This document is considered as a live document and will be reviewed to incorporate any changes throughout the construction phase. Furthermore, it intends to provide a framework within which the mitigation measures will be implemented throughout the project.

1.3 It is understood that the current development proposal pertains to the demolition of an existing building and the erection of a new dwelling.

1.4 The objective of this report is to set out the responsibilities regarding compliance with current legislation and the implementation of any ecological mitigation measures which have been recommended. This is to satisfy planning condition 9 (2025/62/92777/E) – Kirklees Metropolitan Council, which states:

"No works shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

a) Summary of potentially damaging activities

b) Identification of "biodiversity protection zones"

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (these may be provided as a set of method statements)

d) The location and timing of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: This is a pre-commencement condition in the interests of biodiversity and in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of The National Planning Policy Framework."

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2 Regulatory Framework and Legislation

2.1 The CEMP provides the framework for which any requirements of any future planning condition relating to ecology / the environment can be realised. The CEMP outlines the contractors' approach and responsibilities to environmental management throughout the construction phases.

2.2 The primary aim of the CEMP is to ensure the development is carried out in a way which safeguards protected and other ecological assets.

2.3 Relevant legislation includes the Conservation of Habitats and Species Regulations 2017, as amended, including by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

2.4 The Natural Environment and Rural Communities (NERC) Act came into force on 1 Oct 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The list has been drawn up in consultation with Natural England, as required by the Act. The S41 list is used to guide decisionmakers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006, to have regard to the conservation of biodiversity in England, when conducting their normal functions.

2.5 The Environment Act 2021 provides the current statutory framework for biodiversity objectives and reporting in England, including amendments to the biodiversity duty under section 40 of the Natural Environment and Rural Communities Act 2006.

2.6 Under the National Planning Policy Framework (NPPF, 2026), planning policies and decisions should conserve and enhance the natural environment, minimise impacts on biodiversity and secure biodiversity gains. Local planning authorities should also have regard to species and habitats of principal importance when exercising their statutory biodiversity duties.

3 Site Location and Project Description

3.1 The site is situated at 5 Barnsley Road in Flockton, West Yorkshire. The site is 0.48ha in size and currently occupied by a rectangular single-storey building along the southern site boundary, with a double detached garage located behind. There is a tarmac hardstanding driveway and courtyard just off the road towards the garages. The majority of the habitat on site is comprised of short-sward modified grassland forming the garden area of the current dwelling.

3.2 The survey site's central OS grid reference is SE 22491 15056.

3.3 The wider ownership boundary includes a hedgerow and trees that enclose the garden, as well as a large patch of ruderal ephemeral vegetation to the east of the site boundary. The wider landscape is dominated by agricultural fields interspersed with farm buildings and hedgerows.

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Figure 1: The site boundary (red) and the wider ownership boundary (blue) within its wider setting.



3.4 No formal confirmation of the permitted construction hours has been provided by the client. Before works commence, the principal contractor shall check the planning permission, decision notice and any applicable local controls. Unless those documents specify otherwise, the proposed working hours are 08:00–18:00 Monday to Friday and 08:00–16:00 on Saturdays, with no construction on Sundays or bank holidays. Any work outside the approved hours shall require prior written agreement from the relevant authority where required.

3.5 During the construction period it may be necessary in exceptional circumstances to work outside the prescribed working hours. If this is to occur, the hours and duration of these works will be subject to consultation with the LPA and an appointed ecologist, where necessary (e.g. If works are to be conducted between the hours of 18:00 and 08:00 between April and September inclusive).

3.6 The construction programme and specific timings are to be confirmed. Relevant species-specific timings in relation to supervised site stripping under ecological supervision are outlined within this report, where applicable.

3.7 **Biodiversity Protection Zones**

3.7.1 Biodiversity protection zones will be established to safeguard retained habitats and ecological features from damage or disturbance during demolition and construction works. These zones will comprise retained trees and hedgerows within the site and relevant boundary features within the wider ownership area.

3.7.2 Prior to the commencement of construction works, suitable protective fencing, such as Heras fencing or an equivalent robust barrier, will be installed around the relevant retained habitats. Where necessary, appropriate warning signage will be attached to the fencing to clearly identify the areas as ecological protection zones. The fencing will

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be installed before potentially damaging works commence and will remain in place for the duration of the construction activities that could affect the protected features.

4 Summary of Potentially Damaging Activities

4.1 The proposed development comprises the demolition of the existing building and associated structures, followed by the construction of a replacement dwelling. A range of activities associated with site preparation, demolition and construction have the potential to adversely affect retained habitats and wildlife, both within the site and in the surrounding environment. The principal potentially damaging activities are summarised below.

- **Vegetation clearance and site preparation:** Removal or disturbance of existing vegetation, including modified grassland, ruderal vegetation, hedgerows and other garden vegetation, may result in the direct loss or degradation of habitat. Clearance activities may also injure or disturb animals sheltering within vegetation, including hedgehogs, amphibians and reptiles, where present.

- **Demolition and construction activities:** Demolition of the existing building and associated structures, together with the construction of the replacement dwelling, may cause disturbance to wildlife through noise, vibration, physical disturbance and the removal of potential nesting or roosting features. Appropriate ecological precautions should be followed during demolition and construction, having regard to the findings of the supporting ecological assessment.

- **Groundworks and excavation:** Excavation, foundation installation, service-trenching and other ground-disturbance activities may damage existing vegetation and soil habitats. Open excavations, trenches and pipes may also present an entrapment risk to small mammals, amphibians and reptiles.

- **Movement and storage of plant, machinery and materials:** Vehicle movements, machinery operation and the temporary storage of construction materials may cause accidental damage to retained vegetation, hedgerows and trees through physical encroachment, soil compaction or deposition of materials within protected areas.

- **Noise and vibration:** Demolition, construction machinery and associated site activities may generate noise and vibration, potentially disturbing wildlife using habitats within or adjacent to the site.

- **Artificial lighting:** Temporary construction lighting, particularly during hours of darkness, may illuminate retained trees and hedgerows and potentially disturb nocturnal wildlife, including bats that may use these linear features for commuting or foraging.

- **Dust and airborne pollutants:** Demolition, cutting, crushing, handling and movement of construction materials may generate dust and particulate matter. If not adequately controlled, these may settle on adjacent vegetation and habitats, potentially affecting their condition.

- **Pollution and contaminated runoff:** The storage and handling of fuels, oils,

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chemicals, cement and other construction materials, together with refuelling, mixing, equipment washing and dust-suppression activities, may result in accidental spills or contaminated surface-water runoff. Poorly controlled wastewater, silt and other pollutants may adversely affect retained habitats and the wider environment.

- **Waste generation and site housekeeping:** Inadequate storage, handling or disposal of construction waste, spoil and surplus materials may result in habitat damage, pollution or the creation of potential refuges and entrapment hazards for wildlife.

4.2 The above activities shall be undertaken in accordance with the mitigation measures and sensitive working methods set out within this CEMP. Construction activities must be confined to the designated working areas, with retained habitats protected from unnecessary disturbance, encroachment, pollution and accidental damage.

5 Roles and Responsibilities

5.1 A contracts manager will be appointed and will be responsible for the following:

- Ensuring that the CEMP is developed and held on site, and that it is implemented throughout all phases of the project. They will ensure that the CEMP is updated as and when the relevant information is provided by the stakeholders associated with each section of the CEMP.
- Maintaining the CEMP and ensure that all contractors and visitors comply with it.
- Ensuring that the environment issues identified are addressed.
- Producing environment project specific controls for all significant risks identified and implementing control measures to minimise the risk or damage to the environment.
- Communicating the contents of the CEMP and other relevant documentation to employees, contractors, and client representatives.
- The appointment and nomination of a suitability experienced Environmental Advisor.

5.2 All site contractors, sub-contractors, and visitors to the development site will be responsible for:

- Ensuring that the control measures identified from the environmental surveys are implemented as they are relevant to their work / visit.
- Ensuring that the project management team are notified of any non-compliance with control measures or any environmental incidents where the environmental has been put at risk.

5.3 A site manager will be appointed and will be responsible for the following:

- Ensuring the site and any / all stored materials and chemicals are safe and secure.

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- Ensure the correct signage is displayed indicating where and to whom any site visitors report to.
- Ensure the site is kept free of hazards and waste is managed in a suitable manner. Controls will be implemented to ensure the site is free of hazards to visitors.
- Ensure emergency egress arrangements are in place in the event of a pollution or spillage event.
- Ensure First Aid facilities are designated and trained First Aid staff, and spill kits are available.
- Ensure all those that work on or visit the site have undertaken a site induction including relevant toolbox talks and any environmental constraints pertaining to the project.
- Ensure all workers and visitors follow site rules including emergency egress arrangements and are made aware of First Aid facilities, fire emergency points, emergency spill and clean procedures, and hazards identified via site signage.
- Ensure all contractors, visitors, and employees have valid certification (CSCS etc.) as required.
- Ensure all are aware of environmental issues raised that could arise on site.

5.4 The site HSEQ advisor is responsible for:

- Ensuring the works are carried out in a safe manner and in accordance with any manufacturer's instructions / expected standards, etc.
- Ensure site staff are working in accordance with agreed Risk Assessments, Method Statements (RAMS), and COSHH (where applicable), potentially where activities have the potential to cause environmental harm.
- The health and safety advisor is responsible for the completion of a site waste management plan and ensuring that it is followed.
- Ensuring the CEMP is implemented throughout all phases of the project.
- Weekly duties include:
    - Weekly site audits,
    - Maintaining a weekly record and report of any incidents or near misses; and
    - Ensuring workers are consulted on the effectiveness of measures to reduce risks to the environment, including reviewing, reporting, and improving methods of work where applicable to reduce any perceived risk.

5.5 A suitably qualified ecologist will be appointed to supervise the implementation of this CEMP in an ECoW (Ecological Clerk of Works) role, if required. The appointed ecologist will be responsible for:

- Ensuring all works on site comply with the relevant legislation in relation to

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protected species and that the CEMP is adhered to throughout the site mobilisation and construction phases of development.

- Providing advice to developments and contractors on how best to minimise potential impacts towards ecology or the environment throughout the site mobilisation and construction phases of development.
- Being the main point of contact for any ecological issues that may arise during works.
- Identification of Biodiversity Protection Zones on site.
- Making sure the site managers and when relevant the Statutory Nature Conservation Organisation (Natural England), are aware of any ecological issues that occur throughout the site mobilisation and construction phases of development.
- Ensuring all works are carried out in accordance with a precautionary working method statement for the protected species highlighted.

5.6 The appointed ecologist will be provided with an updated programme of works by the site manager to determine any supervision / watching brief requirements and associated ecological issues.

5.7 If the ECoW or appointed representatives identify any issue in relation of ecology or the environment or consider that the CEMP is not being adhered to at any point during the works, the site manager will be informed, and measures will be taken to resolve the issues. If site staff identify any ecological or environmental issues, the appointed ecologist will be contacted for advice immediately.

6 Information for Contractors and Visitors

6.1 **General Information:**

6.1.1 All contractors and visitors to site will be made aware of the site rules, hazards, environmental policies, and the controls applicable to their site presence and activities. These include, but are not limited to:

- Precautionary Method Statements
- Protected Species Posters
- Biodiversity Protection Zones
- Risk Assessments
- COSHH
- Site inductions
- The site contacts and management hierarchy

6.2 **Management:**

6.2.1 The site manager and contracts manager will be responsible for recording and monitoring all communications between relevant parties, ensuring all environmental issues are discussed and recorded. These will be disseminated via weekly site meetings and minutes distributed via email to all relevant parties.

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6.2.2 All relevant site contacts, site plans, and layout plans will be displayed and detail the location and layout of the site compound. This includes identifying any storage locations along with any designated car parking areas, emergency fire assembly points, and First Aid points. Signage will be displayed at the entrance to the site.

6.2.3 **Precautionary methods**

6.2.4 Vegetation clearance shall follow a staged-cut methodology using hand-held tools. Vegetation shall first be reduced to a height of 200 mm above ground level to enable a fingertip search for hedgehogs, amphibians and reptiles. A suitably qualified ecologist shall undertake a walkover immediately before the staged cut to check for protected species, evidence of their presence and other ecological constraints. Any brash piles should be removed and disposed of offsite. Piles of cut vegetation and debris which could provide potential refuge for small animals which cannot be disposed of offsite should be covered by a tarp to prevent use by hedgehogs and herptiles as a place of refuge.

6.2.5 Any brash piles or piles of aggregates or other piles of equipment left overnight should be dismantled by hand to ensure there are no impacts to small species within the refugia.

6.2.6 Any open excavations will be covered overnight or have sloping ends installed to prevent animals becoming trapped or injured. This could be as simple as a plank of wood being securely placed into the hole to allow trapped animals to escape. Any open excavations will be checked each morning by a named person for animals, prior to work commencing. If any animal is found, a suitably qualified ecologist must be notified.

6.2.7 During construction works, if any new, unrecorded holes (burrows) are recorded within 30 m of the development zone, then all work will cease immediately, and a suitably qualified ecologist consulted. Any excavations on site and piping over 200 mm in diameter should be fenced off, or covered overnight, to prevent entrapment of small mammals.

6.3 **Staff awareness training:**

6.3.1 All site staff and contractors must be made aware of the potential protected species presence on site via a site induction and a toolbox talk.

6.3.2 Staff will be made aware of the potential use of refugia and other site materials by protected species via a toolbox talk.

6.3.3 If any vegetation is to be cleared, the vegetation clearance will be supervised by a suitably qualified ecologist on an advisory basis. If a protected species is encountered and the ecologist must leave site during the relocation, works are not to recommence until the ecologist has returned and given permission to restart. Once the vegetation has been removed in its entirety and there is no longer the need to have ecological supervision on site, the ecologist will leave and works can continue without supervision, however, the ecologist will remain an on-call contact for emergency purposes. The ecologist's contact details will be at hand for advice.

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7 Appropriate Mitigation and Sensitive Working Methods

7.1 General Ecological Protection Measures

7.1.1 All site personnel shall be made aware of the ecological constraints associated with the site and the requirements of this CEMP. Environmental inductions and toolbox talks shall be provided prior to commencement of works and repeated as necessary throughout the construction phase.

7.1.2 Construction activities shall be restricted to the approved working area. Vehicles, plant and materials shall remain within designated working and storage areas to avoid unnecessary damage to retained habitats.

7.1.3 The hedgerow and trees on site are deemed Biodiversity Protection Zones, as are boundary features in the wider environment. It is predicted that any impacts towards these habitats will be mitigated for via adherence to the working and management practices outlined in this CEMP.

7.1.4 An Ecological Clerk of Works (ECoW) shall be available on an advisory basis throughout the construction phase and will attend site where required, including during sensitive works or if protected species are encountered.

7.1.5 Any excavations left open overnight shall either be covered or fitted with suitable escape ramps. Excavations shall be inspected each morning prior to the commencement of works to ensure no animals have become trapped.

7.1.6 Any pipes greater than 200 mm in diameter stored on site shall be capped overnight or otherwise secured to prevent animals becoming trapped.

7.1.7 Construction activities will be managed to minimise excessive noise and vibration, particularly in proximity to adjacent habitats, through the use of appropriate plant, maintenance of equipment, and adherence to standard working hours.

7.2 Habitat Protection

7.2.1 Any retained habitats shall be protected throughout the construction phase using temporary Heras fencing or similar robust barriers. Fencing shall be installed prior to works commencing and maintained until construction is complete. Protective fencing shall be installed prior to commencement of works along the boundary with any retained hedgerow or trees at risk from accidental encroachment. No plant movement, storage or material deposition shall occur within fenced ecological protection areas.

7.3 Breeding Birds

7.3.1 Any vegetation, hedgerow and tree removal, if any, should be undertaken outside the bird nesting season, which typically extends from March to August inclusive.

7.3.2 Where this is not possible, a nesting bird check shall be undertaken by a suitably qualified ecologist no more than 48 hours prior to vegetation clearance.

7.3.3 Should an active nest be identified, an exclusion zone shall be established around the nest as advised by the ecologist. The exclusion zone shall remain in place until the young have fledged, and the nest is no longer active.

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7.4 **Bats**

7.4.1 It is not currently known whether the on-site building has undergone a bat roost assessment. Until this is confirmed, appropriate precautionary measures for demolition cannot be specified.

7.4.2 Prior to demolition it is recommended that the loft space be subject to a pre-works check by a suitably qualified ecologist in order to confirm the presence or absence of bat roosting within the structure.

8 Management and Monitoring

8.1 A site waste management scheme will be operated to enable the recording and monitoring of all waste streams, recycling, energy consumption and FSC timber usage (where applicable). The information obtained can be used against industry benchmarks to record actual waste production with a view to implement waste minimisation actions, forecast waste amounts and produce duty of care notes.

8.2 Where applicable, all waste streams will be segregated where possible on site before being removed by a licenced carrier. All mixed waste will be processed at a licenced transfer station to segregate and assist with recycling / reusing waste to avoid landfill.

8.3 **Dust, particulate matter, siltation, and run-off.**

8.3.1 Dust generated through all work activities will be controlled at the source via suppressants, so far as reasonably practicable using recognised methods and in line with legislative requirements.

8.3.2 During the works, water will be used as a dust suppressant when materials are processed. Where an activity is likely to generate dust, such as scabbling concrete, cutting concrete or stone, or dry-raking mortar, a trained operative will apply a controlled fine spray at source without creating contaminated runoff. The works, water will be used as a dust suppressant during any material processing. A banksman will be positioned at a suitable distance away from the area of works and proceed to fine spray water during any processes likely to emit dust (i.e., scappling concrete, cutting concrete / stone, dry raking mortar etc) to supress any dust emitted.

8.3.3 It is recommended that any mixing or refuelling take place on the hardstanding adjacent to the site. If this is not possible a designated material storage area (high risk area) is to be constructed away from the site. This area will be designated for high-risk activities, including site compounds / parking areas; refuelling areas; chemical (including fuel) storage; and vehicle and equipment washing areas.

8.3.4 Any piles of aggregates and powders, such as sand and cement, which are left on site will be covered (when not in use) by thick tarpaulin or similar to prevent wind dispersal. This will be checked at regular intervals to ensure its integrity. Powders retained on site will be suitably stored within a designated area away from the location of the hedgerow.

8.3.5 Wastewater from dust suppression and other site activities shall be collected and managed so that it does not cause pollution. It shall not be discharged to surface water, groundwater, land or a sewer unless the discharge is lawful and any required consent, agreement or environmental permit has been obtained. Contaminants and settled

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sludge shall be characterised, stored and removed by an appropriately authorised contractor in accordance with applicable waste legislation.

8.3.6 Site staff will be inducted in environmentally sensitive working practices outlining measures to prevent contamination of habitats outside the site boundary. An emergency procedure plan will be implemented prior to the onset of works and all site staff inducted.

8.4 Control of Detritus

8.4.1 To control material from the site being transferred onto the local road network during the development, appropriate measures need to be implemented. These include but are not limited to wheel wash facilities and the scraping of roads if required.

8.5 Storage / Pollution Prevention

8.5.1 A designated material storage area (high risk area) will be constructed on the hardstanding adjacent to the site, if required. This area will be designated for high-risk activities including site refuelling areas, chemical (including fuel) storage, vehicle and equipment washing areas.

8.5.2 This high-risk area, if required, will be located away from the watercourses or standing water. This is to prevent any contaminants affecting these features in the event of an incident.

8.5.3 The high-risk storage area shall have an impermeable base and suitable secondary containment. Bund capacity shall meet the applicable legal and guidance requirements for the substances and containers stored, and the arrangement shall prevent contaminated runoff from entering surface water, groundwater, soil or drainage systems.

8.6 Vibration and Noise

8.6.1 Where applicable, Risk Assessments and Method Statements (RAMS) from contractors will be scrutinised before work commences to ensure Noise and vibration statutory nuisance are controlled under the Environmental Protection Act 1990 and factored into working methods and adhered to, where applicable.

8.6.2 Where vibration and noise are considered overriding factors, they will be minimised via the use of modern silenced low vibration plant machinery or changes to work/ operating times.

8.7 Construction Phase Lighting

8.7.1 Consideration will be given to residents and sensitive ecological receptors such as bats, other nocturnal fauna that may experience a nuisance by light during dark hours. The trees and hedgerows adjacent to the site have potential for bats and therefore must not be subject to any light splay.

8.7.2 Impacts can be reduced by controlling the timing of works. Where feasible, work

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requiring artificial lighting will be avoided during the period from one hour before sunset to one hour after sunrise. If work during darkness is unavoidable, measures to reduce obtrusive light shall include:

- All luminaires are strongly advised to lack UV elements when manufactured. Metal halide, compact fluorescent sources will not be used.
- LED luminaires will be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light components.

8.8 Other Considerations

8.8.1 Throughout the duration of the works, measures must be in place to communicate safe working practices and ecological constraints relevant to the site. Warning signs must be in place to signify high risk areas.

8.8.2 If deemed necessary, exclusion measures can be put in place to separate high risk areas from the rest of the site until the risk is deemed to be neutralised by both the appointed ecologist and or the Site Manager.

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