

Cardiff Council  
Development Management  
Strategic Planning, Highways and Traffic and  
Transport  
Room 201  
County Hall  
Atlantic Wharf  
Cardiff  
CF10 4UW,

Expedite Design Services Ltd  
8 Village Way  
Greenmeadows Springs  
Business Park  
Cardiff  
CF15 7NE  
23rd October 2023  
DIGITAL COPY

Dear Sirs;

RE: Planning Approval 22/02201/FUL Condition Discharge No. 3 CEMP

We write in relation to the permitted development granted under the approved document, summarised as;

Partial demolition of existing buildings and the redevelopment of the site to provide an educational facility, including the restoration of the existing buildings, internal and external alterations to the existing buildings, the erection of an 8-storey building, ancillary cycle parking, landscaping, public realm improvements and associated works.

We hereby submit information in relation to the discharge of planning condition 3:

#### **CEMP**

*No development (including demolition, ground works, site or vegetation clearance) shall take place until such time as a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include as a minimum the following details:*

*o General Site Management: hours of work on site; hours for deliveries, loading and unloading; construction compounds, temporary facilities for construction / sales staff; site hoardings and means of enclosure to prevent unauthorised access*

*o Access and Traffic Management: site access and manoeuvring; vehicle and cycle parking for site operatives and visitors, site deliveries, loading and unloading of plant and materials, wheel wash facilities, measures to ensure that pedestrian access past the site on public footpaths is safe and not obstructed during construction works or details of any safe temporary pedestrian routes; advisory access routes to the Site*

*o A construction Site Management and Access plan detailing construction compounds and storage, site hoardings and means of enclosure, site access, parking and materials storage.*

*o Tree Protection: an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan in general accordance with the Arboricultural Report prepared by ArbTS dated 23rd August 2022 to control the impact of demolition and construction (including associated access, parking and storage) to retained trees (including in terms of root loss, root damage, root crushing and asphyxiation, soil compaction and soil contamination), tracking plans of the largest demolition and construction vehicles to show the impact on trees and RPAs. The details shall extend to any areas used outside the application site for construction access and storage.*

*o Service installation - the AMS and TPP (above) shall also incorporate site specific precautionary measures for service installation based on the finalised utility design (simply referencing NJUG guidelines on utility installation would not be sufficient)*

*o Biodiversity Management: risk assessment of potentially damaging construction/demolition activities; invasive species management; species and habitats protection, avoidance and mitigation measures; identification of 'biodiversity protection zones' (eg in respect of the bat roosts identified and breeding birds) and the use of protective fences, exclusion barriers and warning signs; details of the role and responsibilities and lines of communication of an on-site Ecological Clerk of Works or similarly competent person who should log their actions and provide this to the Council following completion of their involvement; responsible persons and lines of*

communication; the times when ecologists need to be on site to oversee works.

- o A Construction Lighting Scheme showing areas /features on and adjacent to the site that are particularly sensitive for bats; details of the siting and type of external lighting (including task and security lighting) to be used considering bats, in accordance with the Institute of Lighting Professional Guidance Note 08/18 (or as amended); lighting contour plans setting out light spillage in key sensitive areas in particular bat access points and flightlines to and from roost locations; an assessment to demonstrate that light spill is unlikely to disturb or prevent bats using their territory or access to their breeding sites and resting places (and details of subsequent mitigation). Lighting details should consider lighting direction, hooding, using minimum height and passive infrared on timers. Where possible, all lighting should be below 2700K and therefore a wavelength above 550nm.
- o Control of Nuisances: identification of construction and demolition noise and vibration sources; details of restrictions to be applied during construction and demolition to minimise noise and vibration emissions, for example timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust, dirt and air quality management measures (including dust suppression measures and methods to monitor emissions of dust)
- o Resource Management: details of materials (including oil, fuel, cementitious materials and chemicals) storage, containment, bunding and/or appropriate buffer zones; details of waste generation and its management/recycling/disposal
- o Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan
- o Construction Drainage Scheme, indicating how surface water and land drainage flows will be controlled to prevent contamination reaching Cardiff Bay, during the construction period, this will include preventing surface water/contamination entering drains, any filtering/trapping and de-watering devices
- o Methods of dealing with complaints
- o Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- o The location of a large notice board on the site that clearly identifies the name and contact details of the site manager
- o Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation, demolition and construction phases of the development.

Reason: To ensure necessary management measures are agreed prior to commencement of the development and implemented for the protection of the environment and amenity of the area and adjoining neighbours during construction, in accordance with Policies T1, T5, EN6, EN7 & EN13 of the adopted Cardiff Local Development Plan (2006-2026).

In support of this application, we submit the revised drawings showing the proposed location of the new features required in the application.

In support of this application, we submit the following information to allow the condition to be discharged.

- 2202201FUL-Condition 7-Blue Dragon Construction Environmental Management Plan - CEMP - Rev B. 231023 produced by BECT Building Contractors Ltd
- 21.22-EDS-XX-XX-DR-A-(00)000-03-Location Plan produced by Expedite Design Services
- 2202201FUL-Planning Condition No 3-CEMP produced by Expedite Design Services

We trust that this provides sufficient information, however, should you have any queries then please do not hesitate to contact me.

Yours sincerely



Mike Lister RIBA  
Associate Director  
For and on behalf of Expedite Design Services Ltd