Construction Environmental Management Plan (CEMP)	
For:	Casey Designs
Site	Barnsley Trade Park, Wombwell Lane, Barnsley, S70 3NS
Report Date:	16th June 2025
Report Reference:	SQ-3350.B

Reporting Ecologist:

Sam Toon BSc (Hons)

Estrada Ecology ltd
Unit 1 Flexspace Dinnington
Nobel Way
Dinnington
Sheffield S25 3QB
Tel: 01909 807177
Mob: 07958 340877
Web: www.estradaecology.co.uk
Email: enquiries@estradaecology.co.uk

Client:	Casey Designs
Site Name:	Barnsley Trade Park, Wombwell Lane, Barnsley, S70 3NS
Grid Reference:	SE 37652 04862
Planning Application Reference:	2024/0594
Condition:	19
Local Authority:	Barnsley Metropolitan Borough Council
Report:	Construction Environmental Management Plan (CEMP)
Written by:	Sam Toon BSc (Hons)

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
1	-	Draft for review	11th June 2025	Sam Toon BSc, Estrada Ecology Ltd	Natasha Estrada MREs, MCIEEM, Estrada Ecology Ltd
2	n/a	FINAL	16th June 2025	Sam Toon BSc, Estrada Ecology Ltd	Natasha Estrada MREs, MCIEEM, Estrada Ecology Ltd

The contents of this report have been produced with due consideration of current best practice guidance, and in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct and relevant legislation.

Contents:

1 Introduction and Background to the Site

1.1 Estrada Ecology Ltd was commissioned to conduct a Construction Environment Management Plan (CEMP) for the proposed development at Barnsley Trade Park, Wombwell Lane, Barnsley, S70 3NS.

1.2 Under current proposals, it is understood that the site is to be redeveloped to house 3 new industrial units with parking facilities, subject to necessary consents.

1.3 This CEMP has been written in accordance with planning application 2024/0594, condition 19 which states:

Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the Local Planning Authority. The CEMP-B shall include, but not necessarily be limited to, the following:

- Risk assessment of potentially damaging construction activities;

- Identification of 'biodiversity protection zones';

- An Invasive Non-Native Species (INNS) protocol to ensure INNS are not spread in the wild;

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

- The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset).

- Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period.

- Responsible persons and lines of communication.

- The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s)

Reason: In the interest of Biodiversity protection during construction and in accordance with Local Plan Policy BIO1.

1.4 The aim of the Construction Environmental Management Plan (CEMP) is to set out the responsibilities regarding compliance with legislation and to implement any mitigation measures regarding pollutants entering and impacting the habitats within the site and surrounding environment which could impact biodiversity.

1.5 This CEMP details management measures to minimise environmental impact from the construction phase of the development.

1.6 Furthermore, it provides a framework within which the measures will be implemented throughout the project.

1.7 This document has been compiled to avoid, minimise and mitigate against any construction effects on the environment and biodiversity.

1.8 For the purposes of clarity, this document and the working area is defined as any area where there will be a requirement for temporary or permanent works to facilitate the construction of the development. This includes areas required for access, temporary construction, and temporary storage areas.

2.0 Regulatory Framework/ Legislation

2.1 The application site is within the urban area of Barnsley town, with residential, commercial, industrial and agricultural land dominating the wider landscape on all elevations. Small pockets of woodland with recreational ponds are present within 500 meters on all elevations of the proposed development site. Furthermore, a waterbody, namely Dob Syke is present within 10 meters of the northern boundary which has the potential to increase the overall zone of influence from the proposed development.

2.2 The development site shall be primarily accessed off Wombwell Lane.

2.3 The CEMP provides the framework for which any requirements of planning conditions can be realised. The CEMP outlines the contractors' approach and responsibilities to environmental management throughout the construction phases.

2.4 The primary aim of the CEMP reducing any adverse impacts from construction on biodiversity.

3.0 Site Location and Project Description

3.1 The application site is located within the administrative area of Barnsley Metropolitan Borough Council. The site is recorded to be approximately 1.2

km southeast of Barnsley Town centre. The survey site's central OS grid reference is recorded to be SE 37652 04862.

Figure 1: The site in its wider setting.

Google Earth

3.2 The site is approximately 0.43 hectares in size and primarily consists of developed land sealed surface and artificial unsealed unvegetated surface present within the site. Small areas of vegetated land are present, limited to mainly scattered ruderal vegetation, modified grassland, and bramble scrub habitats. A waterbody is present off site to the north, namely Dob Syke which is not under the applicant's ownership. It is determined that in line with the guidance, major encroachment is foreseen (within 0-4 meters of the bank).

3.3 The wider landscape is comprised of the urban fabric of Barnsley on the northern elevation, featuring residential developments including scattered trees and garden spaces. The south comprises of open vegetated land, determined to be mainly agricultural usage, with linear habitat present in the form of hedgerows and tree lines. Pockets of woodland are also present.

3.4 The application 2024/0594 pertains to the erection of 3 no. units for storage and distribution use (B8) and associated parking.

3.5 The works comprise:

- Site clearance
- Fencing
- Earthworks (excavation and fill).
- Kerbs, footways and paved areas.
- Traffic signs & road markings.
- Lighting.

3.6 Normal hours of site works will be: 07:30 – 17:00 Monday to Friday 07:30 – 18:00 Saturday (if required, weekend working will be conducted between the hours of 07:30 – 17:00). No construction is currently planned on Bank Holidays.

3.7 During the construction period it may be necessary in exceptional circumstances to work outside the prescribed working hours. Should this occur, the hours and duration of these works will be subject to consultation with Kirklees District Council 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).

3.8 It is unknown at this juncture whether night-time works are planned within the scheme. Any timings of night works are to be confirmed by the client and must be consulted with an ecologist prior to the onset of works, to organise a suitable lighting scheme to mitigate any impacts on local bat populations.

3.9 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.

4.0 Roles and Responsibilities

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

- Ensuring that the CEMP is developed & held on site and that it is implemented throughout all phases of the project. They will ensure the CEMP is updated as and when relevant information is provided by the stakeholders associated with each section of the CEMP.
- Maintaining the CEMP and ensuring that all contractors and visitors comply with it.

- Ensuring that environmental issues identified are addressed.
- Producing environmental project specific controls for all significant risks identified and implementing control measures to minimise the risk of damage to the environment.
- Communicating the contents of the CEMP and other related documentation to employees, contractors and client representatives.
- The Contracts Manager shall appoint and nominate a suitably experienced Environmental Advisor.

4.2 Visitors and contractors

4.2.1 All site contractors, sub-contractors and visitors to the project will be responsible for:

- Ensuring that the control measures identified from 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 environment has been put at risk.

4.2.2 A site manager will be appointed to:

- Ensure the site and any/ all stored materials and chemicals are safe and secure.
- Ensure correct signage is displayed indicating where and whom any site visitors report too.
- Ensure the site is kept free of hazards and waste is managed in a suitable manner. Controls must be implemented to ensure the site is free of hazards to visitors.
- Ensure emergency egress arrangement are in place in the event of a pollution or spillage incident.
- Ensure First Aid Facilities and designated and trained First Aid staff, spill kits are available.
- Ensure all those that work or visit the site have undertaken a site induction including relevant toolbox talks and any environmental constraints pertaining to the project.
- Ensure all workers / 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/ employees have valid certification (CSCS etc) as required.
- Ensure all are aware of environmental issues that could arise on site.

4.2.3 The site HSEQ Advisor is responsible for:

- Ensuring that a suitable health and safety plan is created and implemented within the scheme. This is to be delivered to all site staff, contractors and any site visitors upon arrival during a daily toolbox talk, with suitable signage erected around the site, delivered in a clear and concise manner. The plan should detail first aiders, location of first aid kits, emergency response, closest emergency service station for police, fire station and hospital, suitable stations for eye washing and other necessities for first aid purposes.
- Ensuring work is carried out in a safe manner and in accordance with any manufacturers' instructions etc., good standards of workmanship.
- Ensure site staff are working in accordance with agreed Risk Assessments, Method Statements (RAMS) and COSHH (where applicable) particularly where activities have the potential to cause environmental harm.
- The health and safety advisor are responsible for and to complete the site waste management plan and ensure it is followed.
- Ensuring that the CEMP is implemented throughout all phases of the project.
- Weekly duties include:
- Weekly toolbox talks
- Weekly site audits
- Maintaining weekly records of and reporting any incidents or near misses.
- Ensuring workers are consulted on the effectiveness of measures to reduce risks to the environment, including reviewing, reporting and improving methods of works where applicable to reduce any perceived risk.

4.2.4 The ecological clerk of works (ECow) is responsible for:

- Nature conservation legislation compliance.
- Ensuring the site is stripped in line with guidance highlighted within this report.

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

- Ensuring all works on site comply with relevant legislation in relation to protected species and that the CEMP is adhered to throughout the site mobilisation and construction phases of development.
- Providing advice to developers and contractors on how best to minimise impacts on ecology throughout the site mobilisation and construction phases of development.
- Being the main point of contact for any ecological issues that may arise during the works.

- Informing the site managers and where relevant the Statutory Nature Conservation Organisation (Natural England) aware of any ecological issues that occur during the site mobilisation and construction phases.
- Ensuring Toolbox Talks on protected species and sensitive habitats to contractors carrying out work within the site are undertaken.
- Where required, supervision of any construction activities that have the potential to impact on protected species and / or sensitive habitats.
- Where required, ensuring fence lines are monitored throughout the construction phase of development.

4.2.6 The Ecological Clerk of Works will be provided with an updated programme of works by the site manager to determine any supervision/ watching brief requirements and associated ecological issues.

4.2.7 Should the ECoW or appointed representative identify any issues in relation to ecology or considers that the CEMP is not being adhered to at any point during construction, the site manager will be informed, and measures will be taken to resolve any issues. Should site staff identify any ecology issues, the ECoW will be contacted for advice immediately.

5 Information for Contractors and Visitors

5.1 General information:

- All contractors and visitors to site must be made aware of the site rules, hazards, environmental policy and the controls applicable to their activities and presence on site, including but not limited to:
- Method statements
- Risk Assessments
- COSHH
- Site inductions including toolbox talks and environmental briefings weekly.

5.2 Management

5.2.1 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 must be disseminated via weekly site meetings and minutes distributed via email to all relevant parties.

5.2.2 All relevant site contacts, site plans and layout plans must be displayed detailing the location and layout of the site compound, any storage locations along with designated car parking areas and emergency fire

assembly points and first aid points. Signage must be displayed at the entrance to the site.

6 Environmental Site Assessment

6.1 An environmental scoping assessment to identify potential environmental constraints/ impacts of the project has been carried out. This assessment was undertaken in a number of ways including a formal risk assessment process or a comprehensive site assessment.

6.2 The assessment considers each work activity to be undertaken and the potential of the said activity to impact on the environment.

6.3 The assessment has been completed to satisfy the requirements outlined for planning permission and the national planning policy framework (NPPF).

6.4 The assessment considered the following:

- Ecology
- Noise & Air Quality
- Landscape & Land Use
- Materials
- Community Effects & Vehicular Travellers
- Drainage & Water Environment
- Waste
- Sustainability

7.0 Ecology

7.1 Desktop and field survey of the site has been completed by a qualified and experienced ecologist. All habitats within the proposed works area and immediately adjacent to the proposed scheme footprint were noted, and the potential for protected or otherwise notable species was assessed. Where any incidental sightings or indirect evidence of species presence were seen, this was recorded.

7.2 The Ecological Impact Assessment, conducted by Estrada Ecology in February 2025, reference SQ-2944, details no further recommendations for phase 2 surveys but does conclude that precautionary works are required for breeding birds, hedgehogs, amphibians, badger and aquatic mammals.

7.3 No priority habitat was recorded within the site following consultation with magic maps and Natural England's Priority Habitat Inventory.

7.4 Three statutory designated sites are located within a 2Km radius from grid. One non-statutory designated site is present within 2km of the site. No impacts are predicted as a result of the proposed works to the site.

7.5 Further Ecological Recommendations

7.5.1 Further recommendations have been made for the species noted in paragraph 7.2, in respect to precautionary measures, due to lack of field signs recorded during the walkover but with the presence of suitable habitats within the site.

7.5.1.1 Badger

7.5.1.1.1 The site recorded suboptimal habitats for badger; however, the wider curtilage of the environment was deemed to provide potentially suitable habitat for badger.

7.5.1.1.2 No field sign evidence of badger was recorded within the site to denote badger presence; however, it is recommended that a precautionary approach to badger is implemented.

7.5.1.1.3 It is advised that a walkover survey is conducted 48 hours prior to the works to check for field signs of badger within the immediate vicinity. Further advice can be given following the walkover if field signs have been recorded.

7.5.1.1.4 It is unknown at this juncture whether night works are scheduled for the proposed works. If night works are scheduled, it is recommended an Ecological Clerk of Works is present on site to supervise in relation to potential badger presence/activity.

7.5.1.2 Nesting Birds

7.5.1.2.1 At the time of survey, no evidence to indicate use of any of the trees or habitats within the curtilage of the site by breeding birds was recorded,

however, early signs of potential nesting activity were recorded by multiple species.

7.5.1.2.2 Where feasible, works should be conducted outside the breeding bird season. The season is typically recognised as being March to September (inclusive). Where this is not feasible then a walkover survey for breeding birds should be conducted within 48 hours prior to the works.

7.5.1.2.3 Should nests or activity to suggest birds are breeding or attempting to breed in any of the vegetation, then all works should cease, and a suitably qualified ecologist be consulted. A suitable buffer zone, as advised by a suitably qualified ecologist, should be installed to protect the nest, and prevent disturbance. No further works will be able to occur within the erected buffer zone until a suitable experienced ecologist has deemed the nest inactive.

7.5.1.3 Hedgehog

7.5.1.3.1 No evidence of Western European hedgehog was recorded during the survey. Any residual impact from construction can be minimised by considering the timing and method of clearance.

7.5.1.3.2 Whilst there is no optimum time of year for habitat clearance, due to hedgehogs' use of nests all year round, an autumn site clearance will avoid the bulk of the breeding season and will be prior hibernation. A high cut / low-cut method of removal on any landscaped areas will also allow a check for nests in between cuts.

7.5.1.3.3 Precautionary measures include: Any impact from construction can be minimised by considering the timing and method of clearance.

- Whilst there is no optimum time of year for habitat clearance due to hedgehogs' use of nests all year round, an autumn site clearance will avoid the bulk of the breeding season and will be prior hibernation. A high cut / low cut method of removal will also allow a check for nests in between cuts.
- The removal of all vegetation from site when cleared is essential immediately after (same day) it has been conducted to prevent piles of vegetation building up on site which would provide a suitable habitat for hedgehogs to utilise and nest.

7.5.1.4 Great Crested Newt

7.5.1.4.1 A small ditch was recorded within 10 meters of the northern boundary. The ditch was inaccessible at the time of the survey, suggesting that no accurate conclusions could be made in relation to the waterbody and its suitability for supporting great crested newt.

7.5.1.4.2 It is concluded that as the proposed development does not encroach upon the waterbody, with terrestrial habitats recorded between the proposed site and the ditch yielding a dominance of artificial unsealed unvegetated land with a thin strip of scrub. The habitats provide a limited suitable terrestrial riparian zone, with the scrub area deemed to be the most beneficial. It is noted that the scrub will be kept in full.

7.5.1.4.3 In line with the mitigation of great crested newt under the residual possibility of presence, it is deemed appropriate to incorporate and precautionary method statement to ensure no impacts occur.

7.5.1.4.4 A two-stage cut is required where possible, supervised by a licensed ecologist who will undertake a finger-tip search of the areas to assess for great crested newt presence. This is conducted whereby the vegetation is cut to 200mm and then checked by the ecologist on site. Following approval/absence of great crested newt, the remaining vegetation can be removed in full.

7.5.1.4.5 Once all vegetation has been cut, cuttings must be removed from site immediately to ensure no suitable habitat is inadvertently created which could support the species utilising.

7.5.1.4.6 In the highly unlikely event of a great crested newt being recorded during any point of the site works, all works must cease immediately, and an appropriately licensed and experienced ecologist consulted to inform further action.

7.5.1.5 Common Amphibians

7.5.1.5.1 As with the great crested newt, the ditch has the potential to support common assemblages of amphibians, including smooth and palmate newt, common frog and common toad.

7.5.1.5.2 Although protected under the Wildlife and Countryside Act 1981 (as amended), none of the list species require species licensing in line with proposed development. As such, the precautionary measures detailed with a 2-stage cut are deemed appropriate for the scheme.

7.5.1.5.3 In the event of any species recorded to be within the site during the clearance, the works must temporarily cease, and the individual recovered and relocated back to the pond. Once the amphibian has been recovered in full and the ecologist is back on site, works can then continue.

7.5.1.6 Aquatic Mammals

7.5.1.6.1 Dob syke is present within 10 meters of the site which although was inaccessible and not subject to full survey, cannot be ruled out for providing potential suitability for water vole.

7.5.1.6.2 It is deemed unlikely that water vole will be impacted by the scheme as the terrestrial riparian habitat is limited to sections immediately outside the site. Furthermore, as water vole are very timid creatures, it is highly unlikely they would venture within the site due to the lack of vegetation and ongoing disturbance.

7.5.1.6.3 It is therefore concluded that provided suitable environmental measures are put into place to address abiotic factors, as detailed within this report, no impacts on water vole are predicted.

7.5.1.7 Schedule 9 Invasive Non-Native Species

7.5.1.7.1 No schedule 9 species were recorded within the baseline/initial site assessment, however, no access to the waterbody was possible during the assessment. This concludes that the presence or likely absence of schedule 9 species can be ascertained at this juncture.

7.5.1.7.2 It is deemed unlikely that schedule 9 species will be recorded during the construction phases of the development, however, precautionary measures are deemed necessary due to the presence of Dob Syke.

7.5.1.7.3 Prior to works commencing, it is deemed appropriate for an ecological clerk of works to be present on site to ensure that no schedule 9 species are recorded. The clerk of works must be present during any vegetation clearance conducted within the site.

7.5.1.7.4 The appointed clerk of works will be responsible for delivering a toolbox talk to site staff prior to the commencement of works, as well as conducting a site walkover prior to clearance of vegetation to identify any schedule 9 species within the application area.

7.5.1.7.5 If any schedule 9 species are recorded, a suitable buffer must be created around the identified species and an invasive species specialist consulted to inform further mitigation if required.

7.6 Habitats

7.6.1 The habitats recorded within the site were concluded to yield limited ecological value in their current formation and density. No priority or irreplaceable habitats were recorded.

7.6.2 It is therefore concluded that the development will have a low level of impact on biodiversity within the designated setting, provided that suitable measures are in place throughout construction and operational phases of the scheme, to protect the waterbody, known as Dob syke.

8 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. 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 All waste streams will be segregated where possible on site before being removed by a licensed carrier. All mixed waste will be processed at a licenced transfer station to segregate and assist with recycling/reusing waste to avoid land fill.

8.3 Air Quality Plan

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 Control of Detritus

8.3.2.1 To control material being transferred onto the local road network or accessing water courses at the start of the development, appropriate measure when installing sewers and forming roads need to be implemented.

8.3.2.2 These include but are not limited to bunging and tankering of existing sewers, wheel wash facilities, scraping of roads once formed, installing driveways and applying an appropriate TMP (where applicable). Further controls to any

gully's must be installed, such as a filter bag system that can be maintained regularly.

8.3.3 Storage/ pollution prevention

8.3.3.1 A designated material storage area (high risk area) will be constructed on the site. This area must be designated for high-risk activities including site compounds/ parking areas, refuelling areas, chemical (including fuel) storage, vehicle and equipment washing areas.

8.3.3.2 The high- risk area will contain a base created from an impermeable surface with a surface area capable of holding double the volume of the materials to be stored.

8.4 Vibration and Noise

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

8.4.2 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.

8.5 Water Consumption

8.5.1 Measures will be implemented to reduce the risk of uncontrolled water use: e.g., sensor-actuated devices (such as infra-red actuated taps and occupancy sensors).

8.5.2 To minimise the risk of leakage via leak detection equipment (including pulsed meters for regular monitoring); ensure valves and overflows are visible for early detection of water loss and easy to access for maintenance.

8.5.3 Site housekeeping will ensure a culture of using water in an efficient manner. This includes but is not limited to reporting/repairing leaks, turning off taps which are not in use. Generally using water in an efficient manner can assist the site reduce its overall water use.

8.5.4 The provision of information on appropriate use of fittings and appliances; awareness raising of the costs and environmental importance of water efficiency via induction Talks; guidance on processes for identifying and

reporting water leakage / poorly performing fittings; method for providing feedback to building occupants on water.

8.5.5 The site must adopt a traffic lights system of:

- Reduce the risk of uncontrolled water use.
- Minimise the risk of leakage.
- Influence user behaviour.

8.6 Construction Phase Lighting

8.6.1 Consideration will be given to residents and other sensitive receptors that may experience a nuisance by light.

8.6.2 Impacts can be reduced via the timings of the works. Where feasible, only daylight working should be undertaken. If unavoidable, and works commence into the darker winter months, appropriate, measures will be implemented to reduce obtrusive light such as:

- Dimming or switching off lights where it is safe to do so.
- Use cowled lighting to avoid splay beyond the designated source being luminated.
- Impacts on bats from light splay in this instance are considered very low to negligible. However, if any external security lighting is required then it must be set on motion-sensors and short (1min) timers. All luminaires must always be mounted on the horizontal, eliminating upward tilt and splay.

8.7 Dust, particulate matter and run-off

8.7.1 During any construction works, water will be used as a dust suppressant during any material processing. A banksman must 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.

8.7.2 It is proposed that a designated material storage area (high risk area) is situated on the western elevation of the site. This area will be subject to high-risk activities, including site compounds / parking areas; refuelling areas; chemical (including fuel) storage; and vehicle and equipment washing areas. The high-risk area will contain a base created from an impermeable surface with a surface area capable of holding double the volume of the materials to be stored.

8.7.3 It will also be required that the site compound, is present within the site to conduct necessary wheel washing for cars and other vehicles entering and exiting the site. It will also be required that a professional wheel wash system is implemented within the scheme to prevent any potential mud entering adjacent road networks which could cause a hazard in wet weather. The system must be capable of intercepting sediment and silt.

8.7.4 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 must be suitably stored within a designated area away from the location of the beck.

8.7.5 Skips and vehicles containing aggregates will be continually dampened with low levels of fine sprayed water to reduce dust. No materials will be crushed on site to prevent arisings contaminating watercourses.

8.7.6 Any aggregates brought onto the site will be fine sprayed with water prior to entering the site to minimise dust levels and produce a clean aggregate.

8.7.7 Any wastewater associated with dust suppression and general site activities will be stored in settlement tanks then screened and clean water discharged (subject to the relevant legislation). The disposal of contaminants and sludge arising from site workings will be disposed of according to the relevant environmental regulation.

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

8.7.9 The surface area of the proposed car parking and access areas is also required to be constructed from a material unlikely to emit dust, such as Tarmacadam or concrete.

8.8 Management of Waters

8.8.1 It has been proposed that earthworks are due to commence during the summer months to reduce the amount of surface water run-off from entering vulnerable receptors. It is feasible to suggest that with the summer workings, the majority of the surface run-off will naturally infiltrate into surround ground and parcels of land.

8.8.2 Where possible, the surface water will be directed into the existing/ proposed surface water drainage runs. Excavations shall be dewatered via pumping. All pumped water shall be pumped through a filter system or via a settlement tank prior to discharge.

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