

Construction Environmental Management Plans (CEMP)



Development &
Planning Authority



PLANNING ADVICE NOTE 8: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLANS (CEMP)

Overview

This advice note provides information to applicants and developers regarding Construction Environmental Management Plans (CEMP). This document provides technical guidance relating to the general aspects that should be considered within a CEMP. The production of a CEMP is the responsibility of the applicant/developer and the onus is on them to ensure that it is specific to their project and suitable in scope.

A CEMP helps to ensure that construction work considers aspects of environmental protection within the context of compliance with local legislation and minimisation of the impacts on humans and the environment. A CEMP allows a proactive approach in controlling potentially polluting activities to prevent adverse public health impacts, nuisance and hazards to the natural and human environment. A CEMP is however not intended to safeguard private interests from construction activities.

When is a CEMP required?

This CEMP guidance document applies to the following projects which are likely to require a CEMP;

- Any project requiring an Environmental Impact Assessment (EIA) or screening opinion under schedules 1 & 2 of the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007
- Significant industrial facilities that e.g. contain manufacturing processes
- Larger residential and commercial development projects (e.g. housing development of 20+ units of accommodation, office development of more than 1,000sq m)
- Any other project deemed by the Development & Planning Authority as presenting an environmental risk warranting a CEMP

What is the purpose of a CEMP?

The purpose of a CEMP is to;

- Provide effective, site-specific procedures and mitigation measures to monitor and control environmental impacts throughout the construction phase of the project
- Ensure that construction activities so far as is practical do not adversely impact amenity, traffic or the environment in the surrounding area

A CEMP ensures that environmental impacts identified during previously performed environmental studies (e.g. an Environment Impact Assessment (EIA)) or during the scoping phase, will be properly managed and that controls will be put in place to reduce the impacts of the development on the natural and human environment during construction. If no EIA was completed for the project, then the CEMP should detail the extent to which environmental effects, impacts, and risks exist and will be mitigated during the construction phase.

CEMP and the Planning Process

Where a CEMP is required by the Development & Planning Authority ('the Authority'), a specific condition to this effect and outlining what the CEMP must cover will be imposed on the planning permission that is granted for the proposed development. The requirement for a CEMP may also be referred to in a Development Framework, where one has been adopted by the Authority as Supplementary Planning Guidance. The applicant for the proposed project is responsible for the CEMP although they may use a consultant or contractor to develop the document. It is, however, important to note that consulting companies must ensure that each CEMP is specific to the specific project site and the proposed activities.

When the CEMP is complete, it must be submitted to the Authority for approval before construction works begin, in accordance with the relevant condition of the planning permission. The Authority will consult with other States of Guernsey services (e.g. the Office of Environmental Health and Pollution Regulation (OEHPR), Traffic & Highway Services, Health and Safety Executive etc.) for comments on the submitted CEMP therefore sufficient time should be allowed for this between submitting the document and scheduled start of works.

A CEMP is a public document and, once approved by the Authority, it will be made available to other parties on request. The effect of a development on the public (e.g. occupants of domestic residences and workplaces) is a key consideration of the CEMP but public consultation is not a requirement of the submission and responsibility remains with the Authority to determine the suitability of the CEMP. A CEMP is not intended to safeguard private interests from construction activities. Applicants/developers are, however, encouraged to engage with parties that are likely to be affected by their development and to provide information regarding the project and how it's impact will be managed.

Following submission of a CEMP, the Authority will review the CEMP to verify that it is complete and that it meets all of the necessary requirements. The Authority may seek clarification or revisions to the CEMP from the applicant/developer for the proposed project. Following approval of the CEMP, the Authority will contact the applicant/developer to confirm that construction activities can commence at the project site.

Recommended CEMP Content and Format

The content of a CEMP will vary by project as the size and scope of construction projects differ, as do site-specific considerations. Table 1 provides recommended CEMP content areas and an overview of the individual CEMP sections. Your CEMP must include, at a minimum, consideration of all of the sections listed in Table 1.

Table 1 – Recommended contents for the CEMP

Subject	Suggested Content
Project Title Page	Name and definition of the project Applicant and contractor contact details
Distribution List	Externally – Development & Planning Authority, OEHPR, businesses etc. Internally – site personnel, contractors etc.
Introduction	Overview of the project and scope of the proposed works Details of any environmental assessments Roles and responsibilities / training & competencies
Project Description	Including details of the location, general activities, project schedule, identification of sensitive receptors and any baseline information
Environmental Management	A policy statement, details of any environmental management systems, identification of regulations and requirements, environmental awareness and commitments
Environmental Impacts	Consideration of emissions to air, water and land. Including noise & vibration, dust, general discharges, traffic impacts and waste management impacts Other potential site specific issues and impacts to be addressed in a CEMP could relate, for example, to ground contamination, archaeology, ground water and drainage, and ecology
Environmental Mitigation Measures	Appropriate mitigation measures and control plans, having regard to identified environmental impacts. An emergency management plan should also be included
Monitoring and Auditing	Procedures for audits, monitoring, and inspections. Environmental performance monitoring and reporting requirements. Incident reports, performance reports, environmental checklists
Documentation	Any documentation kept as required by the CEMP
Annexes	Any additional information or documents

Additional Guidance

When writing a CEMP, reference is likely to be necessary to technical guidance beyond this advice note. Guidance documents of use include, but are not limited to;

- BRE Pollution Control Guide Parts 1-5
- British Standard 4142: 2014 – Methods for Rating and Assessing Industrial and Commercial Sound (N.B. this document should only be used in respect of the methodology for assessing background noise levels)
- British Standard 5228-1: 2009 + A1: 2014 – Code of Practice for Noise and Vibration Control on Construction and Open Sites Part 1: Noise & Part 2: Vibration
- British Standard 6187: 2000 – Code of Practice for Demolition

It should be noted that technical guidance documents are subject to review and amendment and an applicant/developer should ensure that they are using the most recent document as a reference point.

Further Information

The Island Development Plan (November 2016) contains relevant planning policies which may have a bearing on the preparation of a CEMP. In particular, reference should be made to the general policies of the Plan (which are prefixed 'GP') and to the Annexes to the Plan. The Island Development Plan can be downloaded from the States of Guernsey website at <https://gov.gg/planningpolicy>.

Contact Us For further information or advice at:
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Have you visited our website?

Go to <http://www.gov.gg/> for additional guidance material and other planning information, or to request a pre-application discussion

E-mail planning@gov.gg

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