

Pollution Prevention Plan

1 & 2 Pentwyn, Three Cocks, Brecon LD3 0SW

POLLUTION PREVENTION PLAN

Prepared for
Mr. Haydn Jones
1 Pentwyn, Three Cocks, Brecon LD3 0SW

08/08/2023



Planning Permission Reference: 23/0049/FUL

Project Title: Rear extensions to 1 & 2 Pentwyn, replacement porch to 1 Pentwyn and construction of car port. Siting of a log cabin to be used as temporary accommodation.

Site Address: 1 & 2 Pentwyn, Three Cocks, Brecon LD3 0SW

Report Title: Pollution Prevention Report

Project No: 1945

Status: Pre Construction

Client Company Name: Mr. Haydn Jones

Issued By: AJN Design & Surveying Services Ltd

Document Production / Approval Record

Issue No : 1	Name	Signature	Date	Position
Prepared by	A Dando		08/08/2020	Architectural Technician
Checked and approved by	H Jones			Client

FOREWORD

This document presents a Pollution Prevention Plan.

Limitations

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The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by AJN has not been independently verified by AJN, unless otherwise stated in the Report.

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1. INTRODUCTION

Purpose

- 1.1 This document presents a Pollution Prevention Plan (PPP) for the works at 1 & 2 Pentwyn, Three Cocks, Brecon LD3 0SW for Haydn Jones
- 1.2 This document is produced to accompany a Reserved Conditions application in answer to Condition 5.
- 1.3 Several potential impacts have been identified through the Hazard Risk assessment and Action Plan (HRAAP) process and is submitted within this document. This PPP builds upon what was presented in the HRAAP by describing how construction activities will be controlled to seek to avoid and, if necessary, mitigate adverse environmental impacts. It also sets out the monitoring and auditing activities designed to demonstrate that such mitigation measures are carried out and that they are effective.
- 1.4 This document will be conducted in accordance with [GPP1 Understanding your environmental responsibilities - good environmental practices](#) and [GPP5 Works and maintenance practices in or near water](#).

Scope

- 1.5 This PPP covers the principal construction activities at the time of the Reserved Conditions Application.
The key elements of this PPP include:
 - Overview of the proposed development;
 - Prior assessment of environmental impacts (through the HRAAP);
 - Minimisation of potential impact through design and other mitigation measures;
 - Monitoring of effectiveness of mitigation measures;
 - Corrective action procedure; and
 - Links to other complementary plans and procedures.
- 1.6 In summary, this document identifies how commitments made in the HRAAP will be translated into actions on-site and includes a schedule for implementing the actions through allocation of key roles and responsibilities.
- 1.7 The 'Principal Contractor' for the development is not yet appointed and it is the Principal Contractor who will oversee and manage the construction phase for the construction works at 1 & 2 Pentwyn, Three Cocks, Brecon LD3 0SW
- 1.8 All contractors will be responsible for working in accordance with the environmental controls documented in this PPP. The overall responsibility for implementation of the PPP will lie with the 'Applicant', which is Haydn Jones.
- 1.9 This PPP has been designed with the objective of compliance with the relevant

environmental legislation and the commitments for mitigation measures documented within the HRAAP.

2. THE DEVELOPMENT AND CONSTRUCTION PROGRAMME

Overview of the Proposed Development

- 2.1 The Proposed Development will comprise of the construction of rear extensions to 1 & 2 Pentwyn, replacement porch to 1 Pentwyn and construction of car port.

Construction Programme

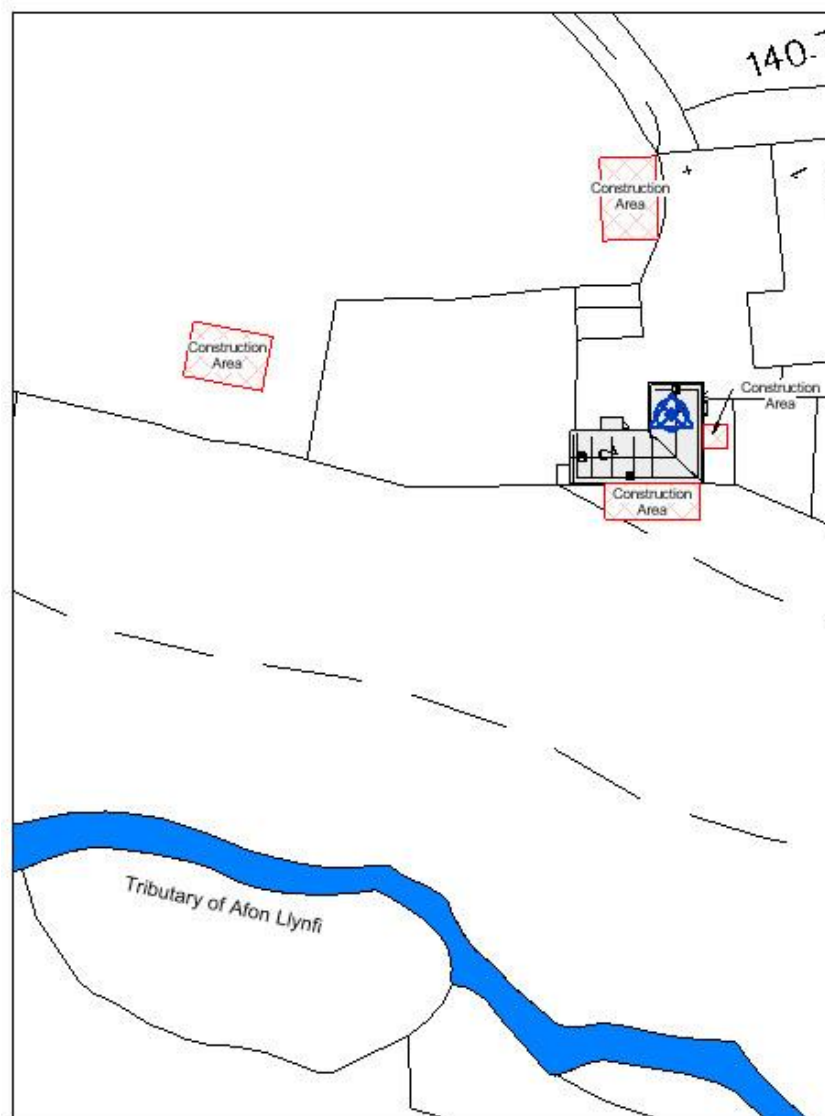
- 2.2 The current expectation is that construction of the Proposed Development would take approximately 24 weeks.
- 2.3 Allowing sufficient time to discharge the reserved condition, it is anticipated that the earliest that enabling works onsite for the Proposed Development would start is in October 2023.
- .

3. SITE CONTEXT AND LOCATION OF FACILITIES

- 3.1 The project is located at 1 & 2 Pentwyn, Three Cocks, Brecon where the rear of the site is approximately 61m horizontally above a tributary serving Afon Llynfi.
- 3.2 The Afon Llynfi is designated as part of the River Wye (Tributaries) Site of Special Scientific Interest (SSSI) and River Wye Special Area of Conservation (SAC).

Figure 2 illustrates the location of these environmental constraints.

Figure 2: Site Location and Temporary Construction Layout



4. RECYCLING AND DISPOSING OF WASTE

- 4.1 In order to control the waste on site the main contractor will undertake a skip segregation system to separate the main waste streams on site, prior to them being taken to a waste facility for recycling.
- 4.2 In order to manage and monitor the waste process, waste streams will be estimated and monitored and goals set with regards to the waste produced.
- 4.3 All waste to be removed from site will be undertaken by fully licensed waste carriers and taken to licensed waste facilities.

5. HAZARD RISK ASSESSMENT AND ACTION PLAN

AJN Design & Surveying Services Ltd Hazard Risk Assessment and Action Plan

Assessment Carried out by:	AJN Design & Surveying Services Ltd	Data Document Downloaded:	08 August 2023
Job Title:	Architectural Technician	Date of Assessment:	08/08/2023
Location:	Three Cocks, Brecon	Duty Holder:	Site Contractor

HAZARD	CONSEQUENCES	RISK LEVEL	WHO MIGHT BE HARMED	CONTROLS AND PRECAUTIONS	FURTHER ACTION
Site run off to watercourse	Pollution of watercourse	Low	River Ecology	The working floor area shall be covered in heavy duty polythene sheet and all debris carefully removed by bagging	Protection to be approved by Contractor Administrator prior to commencement
Site run off from existing rainwater goods	Pollution of watercourse	Low	River Ecology	The existing rainwater gulleys will be operational and accessible throughout the construction period to prevent excess site run off to the watercourse	Gulleys to the rainwater goods must be kept clear at all times.
Dust	Pollution of the watercourse	Low	River Ecology	Whilst construction of the foundations, floor slab and walls are being undertaken, sufficient water shall be made available to	Regular assessment

				dampen down the surfaces if excessively dry conditions occur.	
Noise/Vibration	Fish migration affected	Low	River Ecology	Construction method proposed will not involve any piling or undue heavy impact activities	
Waste material	Waste blown around and away from site and potential to get wet	Low	River Ecology & Environment	Store waste in secure containers	Regular assessment
Exposed ground & stockpiles	Pollution to watercourse	Low	River Ecology	Removal of vegetation from site area only. Stockpiles to be covered. Divert clean water away from construction area to avoid contamination.	Regular assessment

Periodic Review Dates Monthly/Reviewed By:

(Actual Date/Initials)

1	2	3	4	5	6
7	8	9	10	11	12

Assessor Name:	AJN Design & Surveying Services Ltd	Duty Holder Name:	Site Contractor
Signature:		Signature:	
Date:	08/08/2023	Date:	

6. CONCLUSIONS

- 6.1 This PPP has provided a comprehensive list of mitigation measures and monitoring procedures for the proposed development. The following diagram overleaf summarises the roles, responsibilities and frequency of monitoring outlined in this PPP.

