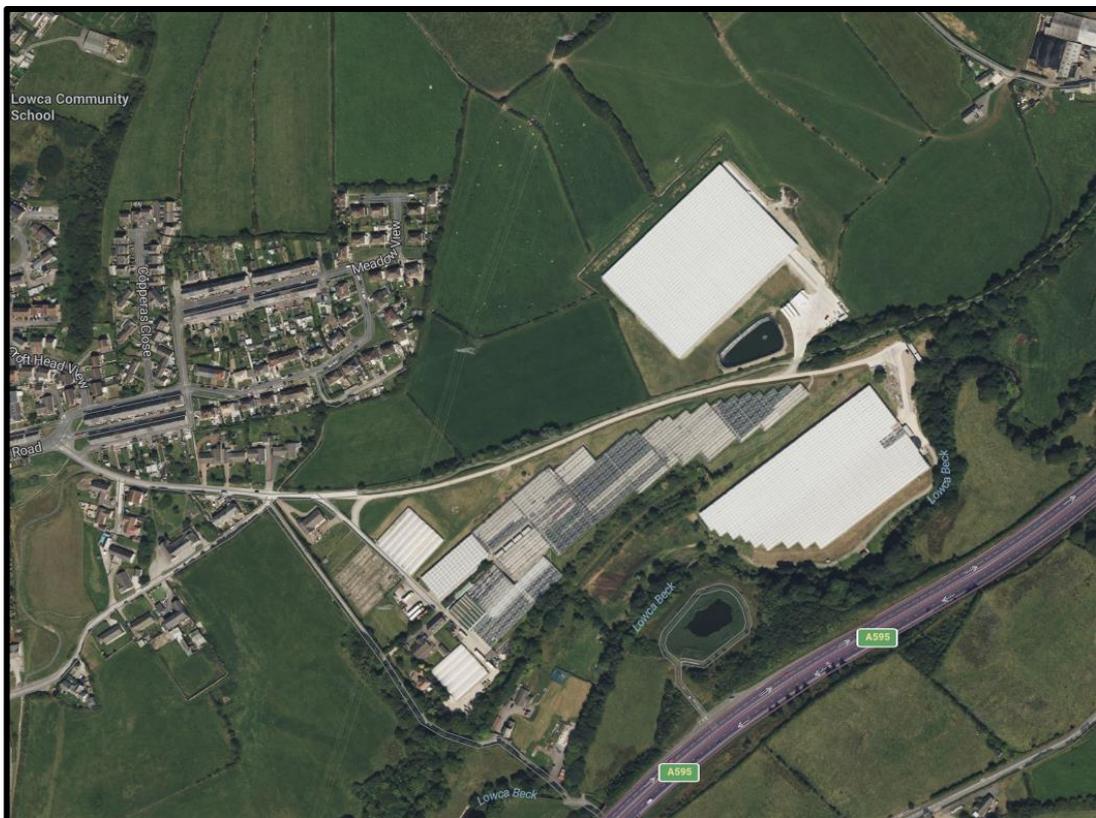


Construction Environmental Management Plan – Woodland Nurseries, Stamford Hill, Lowca, Whitehaven

Proposal: Erection of new glasshouse for plant production facility as an extension to existing nursery, with associated drainage and landscaping



Applicant: Blomfields Ltd

February 2026

SRE Associates - Planning and Development Consultancy



1.0 Construction Environmental Management Plan

1.1 This Construction Environmental Management Plan document has been prepared on behalf of the applicant in support of a planning application to discharge conditions on a Planning Permission.

1.2 Condition 10 of Planning Permission 4/25/2241/0F1 states as follows:

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include details of:

- *Construction hours;*
- *Storage of plant and materials used in constructing the development;*
- *The erection and maintenance of security hoarding;*
- *Measures to control the emission of dust and dirt during construction;*
- *Measures to avoid and minimise the risk of a pollution event;*
- *A scheme for recycling/disposing of waste resulting from construction works;*
- *A procedure to mitigate noise and vibration from the construction as well as taking into account noise from vehicles, deliveries.*
- *Measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, and light pollution.*
- *A written procedure for dealing with complaints regarding the construction.*

The development hereby approved shall be carried out in accordance with the approved CEMP.

Reason

To protect amenity and to protect the environment from pollution in accordance with the provisions of Policy DS9 of the Copeland Local Plan 2021-2039.

1.3 The purpose of this CEMP is to ensure the impact of construction work on the local residents is managed at all times.

The CEMP provides detail of all measures considered appropriate at this time; however, the CEMP is a live document that will evolve as necessary to address issues that may be identified through ongoing consultation with local residents as the project progresses.

The Construction Project Manager will be responsible for implementing measures contained in the CEMP and will be the point of contact on a daily basis for local residents. The Site Manager will ensure that all contractors working on site have public liability cover in place before starting work on site. This is to be the applicant, Mr Anthony Blomfield.

2.0 General Site Construction

- 2.1 During the site construction, deliveries will be made from the access on Solway Road, as existing. A banksman will be in attendance for deliveries of plant or materials off Solway Road during busy periods although in the main deliveries will be planned to fall outside of busy periods.

There will be a storage area will be located adjacent to the application site, within the applicant's ownership. The area will be clearly marked and all deliveries to the site during the construction process will therefore take place within the site boundaries and no materials or equipment will be stored outside the land under the applicant's ownership.

3.0 Site Hours

- 3.1 The site working hours will be from 8am – 6pm Monday to Friday and 8am – 1pm on Saturdays. No construction on Sundays or Bank Holidays.

If there are any complaints or issues on the development during these hours, we urge complaints of the first instance to be discussed with the Site Manager. Any complaints can be put in writing to the applicant/site manager at the office address for the property.

4.0 General Site Safety and Constraints

- 4.1 The Site Manager will ensure that adjacent residents are aware of when the construction works are progressing and an update will also be provided on progress, this will provide an opportunity to raise any issues. Any Complaints or investigations will be added to the CEMP for future reference.
- 4.2 Demolition - There are no buildings on site so there is no requirement for any demolition to take place.
- 4.3 Contamination – There are no known issues with regards to contamination on the site.
- 4.4 Deliveries - No deliveries will be permitted outside the working hours. Deliveries will be taken with a turning provision on site using the existing vehicular access.

The surrounding public highway roads are of sufficient category for delivery wagons, as demonstrated by the existing use. All wagons will be unloaded on-site at designated areas. Parking of delivery vehicles on the surrounding public highways is not permitted, rules above must be followed to avoid this.

- 4.5 No security hoarding is required as it is all existing within the applicant's ownership with existing site boundaries and access points.

5.0 Nuisance Control

- 5.1 Dust Control - Dust will be controlled by damping down using a bowser or road brush attachment to a forklift truck if necessary.

Any HGVs taking spoil to/from the site will be sheeted to prevent spillage or deposit of any materials on the highway, however the import and export of materials to site is not proposed for the construction.

5.2 Wheel wash – a wheel wash is not proposed as no unsurfaced ground will be crossed by vehicles. All machinery associated with the operation and construction of the building will be brought to the site on low loaders and returned as such, parking in the existing hard surfaced area of the site. They will not cross onto the public highway from the development site.

5.3 Noise pollution - We do not anticipate any noise pollution above recommended levels. The restriction in site operating hours will be carried out in accordance with Local Authority guidance, thus preventing the carrying out of any noise disruption outside these hours or during weekends and public holidays.

Site inspections shall review any plant which is excessively noisy which shall be removed from site for repairs or replacement as necessary. All equipment to be turned off when not in use, and no equipment will be used outside of the working hours.

5.4 Visual impact – The visual impact of the proposed development during the construction phase will be considered and reduced as much as possible, however the visual impacts will mainly be reduced via the proposed planting which will take place following the completion of the build.

5.5 Light impact - No external lighting will be proposed upon completion of the build, and no temporary lighting for construction purposes will be utilised. The likelihood is the building will be constructed over summer months, and therefore normal daylight will be utilised for the build.

5.6 Any materials or waste from the build will be stored in skips on the compound build area, and will be appropriately removed during working hours via the existing access.

6.0 Access

6.1 There are to be no temporary access point to the site.

6.2 The access to the site is via the existing access from the public highway used for the existing glasshouse development that this forms an extension to.

6.3 The situation will be as existing when crossing public footpath/right of way – this is managed by signage and CCTV.

6.4 Any surface water discharge will be directed into the existing drainage within the applicant's ownership, as it already is from the proposed site, and the construction area. As existing, the surface water from this area of land has field drainage and is directed back into the existing surface water pond, which is used for the existing build and will also be utilised for the proposed build due to the oversized construction during the initial build.

6.4 The site plan detailing the turning area, parking and welfare area and materials area is below:

