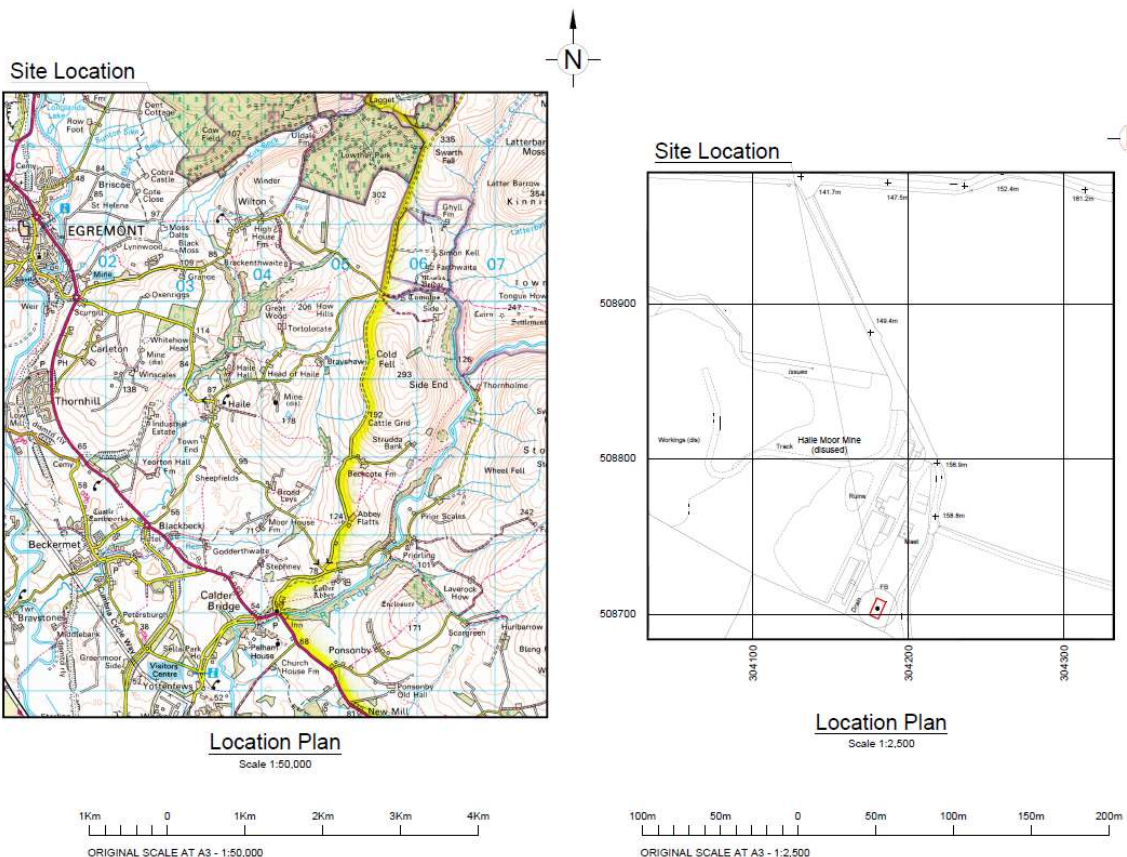


Telecoms Compound on land at Haile Moor Mine, Egremont, CA22 2PE

Planning Application ref: 4/25/2146/0F1

Construction Environmental Management Plan (CEMP)



Revision	Revision Date	Name	Position
REV 1	04/07/2025	Nick Churchill	Project Manager
REV 2	07/07/2025	Nick Churchill	Project Manager
REV 3	10/07/2052	Nick Churchill	Project Manager

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1.0 Introduction

Client	Electricity Northwest Ltd
Principal Designer	Electricity Northwest Ltd
Principal Contractor - Civils	LARS Communications

The aim of the Construction Environmental Management Plan (CEMP) is to set out the responsibilities with regards to compliance with legislation and to implement any mitigation measures. This CEMP details management measures to minimise environmental impact from the construction phase of the development.

The CEMP forms a framework within which the measures will be implemented throughout the project. This framework provides project-specific management measures and is a dynamic document which should be reviewed if activities or conditions onsite change that may influence management measures.

This document has been developed to avoid, minimise and mitigate against any construction effects on the environment and surrounding community. It should be considered a living document with reviews being undertaken at set intervals and new information added as appropriate.

For the purposes of this document, 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 & Planning Conditions

The Construction Environmental Management Plan (CEMP). The CEMP is required to implement the core principles of the local planning and relevant UBP policies which encompass environmental controls required with due consideration to relevant environmental legislation.

The CEMP provides the framework for which commitments made in the Environmental Statement (ES), or any requirements of planning conditions can be realised. The CEMP outlines the contractor's approach to environmental management throughout the construction phases with the primary aim of reducing any adverse impacts from construction on local sensitive receptors.

3.0 Site Location & Operating Hours

3.1- Site Location

The site is located at land adjacent to Haile Moor Farm, Bleas Road, Haile approximately 0.8 km east of Haile village centre, CA22 2PE being the closest postcode.

Grid Reference	X	Y	Latitude	Longitude	what3words
NY 04179 08710	304179	508710	54.464685	-3.479847	presses.lonely.headless

The proposed development of a new telecoms compound involves the construction of concrete raft foundations, a network of fibre and power ducts, a lightning protection/earthing scheme, a security fence and gates, the erection of the 18m high mast and the installation of cabins.

Figure 1 below shows the proposed development.

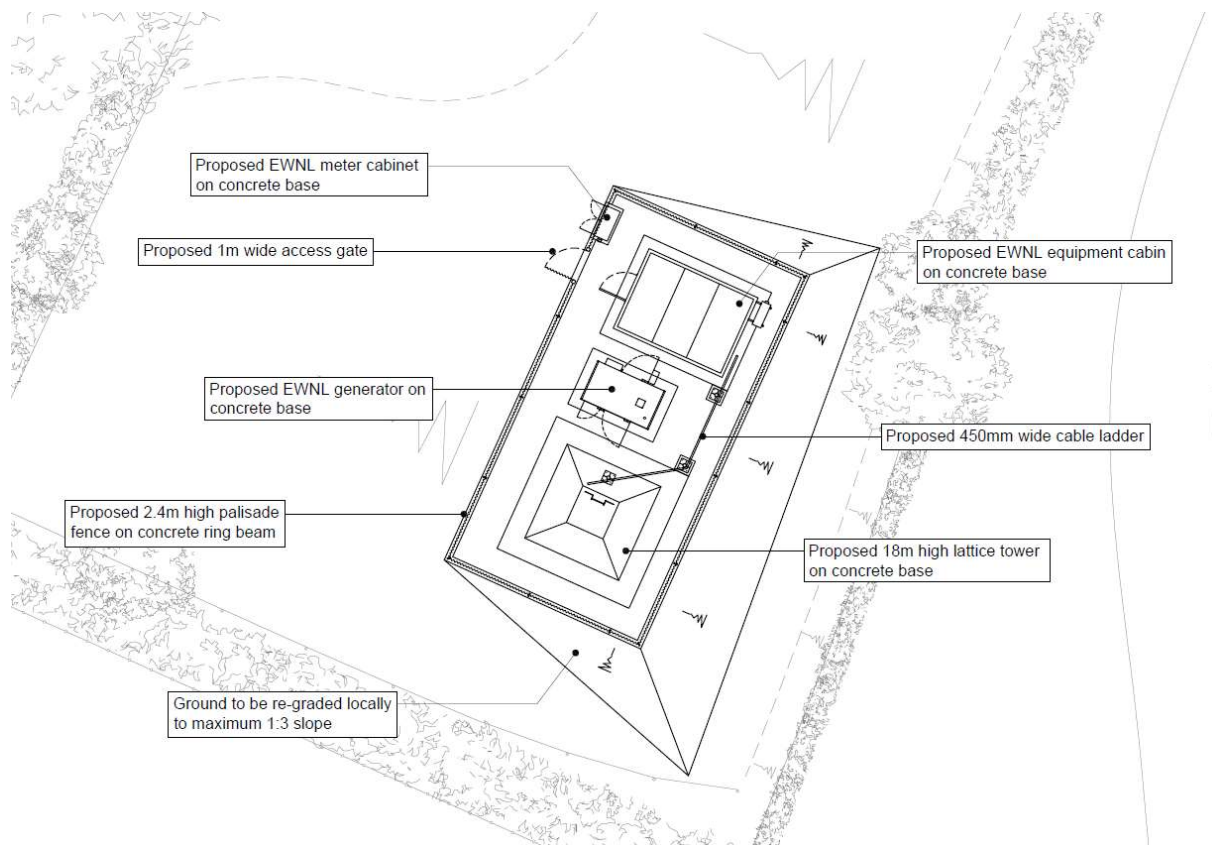


Figure 1: Site plan - Produced by Euro-Tel Design

3.2 Site Operating Hours

The proposed operating hours are outlined below. 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 Cumberland Council.

Official site working hours would be:

- Monday – Friday: 8:00am - 6:00pm
- Saturday: 8:00am - 1:00pm
- No working on Sunday or Bank Holidays

In order to maintain these working hours, contractor(s) will require a period of 30 minutes before and at the end of the working shift to start up and shut down the works activities.

4.0 Site Establishment & Logistics Plan

4.1- Site Establishment

Due to the location of the development consideration will be given to site logistics, deliveries, material distribution and construction activities to minimise the effect on the local community and businesses. The scheme will be to house welfare facilities for staff & visitors. The facilities will consist of a canteen, drying room and WC. All site facilities will be in accordance with Schedule 2 of the CDM regulations 2015.

The compound and site perimeter will be demarcated and secured by perimeter Heras fencing.

4.2-Construction Traffic Management Measures

The following traffic management measures should be observed:

- Delivery vehicles will access site via the A595 on to Hardgates Road, and then along Bleas lane. To reduce vehicular movements, deliveries will be made direct to the work zone to mitigate double handling and double vehicular movements. The preferred route is shown in the diagrams below.
- Delivery vehicles will not attend site between the hours of 8.15am to 9am or 2.45 to 4pm and will avoid peak public traffic hours to reduce traffic congestion and nuisance to the existing road and highway network.
- To avoid construction traffic congestion and nuisance to the surrounding area, all suppliers and contractors will be made aware of traffic routes.
- Site entrance will be maintained and kept clean and clear. A wheel wash facility will be available and if necessary, a road sweeper may be employed to ensure no mud is left on the highway.
- For environmental and road safety, all material containers leaving site will be appropriately covered to avoid soiling of the roads and highway. Engines of all vehicles, mobile and fixed plant on site will not be left running unnecessarily.
- Plant will be well maintained, with routine servicing of plant and vehicles to be completed in accordance with the manufacturer's recommendations and records maintained for the work undertaken.

- All project vehicles, including off-road vehicles, will hold current MOT certificates, where applicable and where required due to the age of the vehicle and that they will comply with exhaust emission regulations for their class.

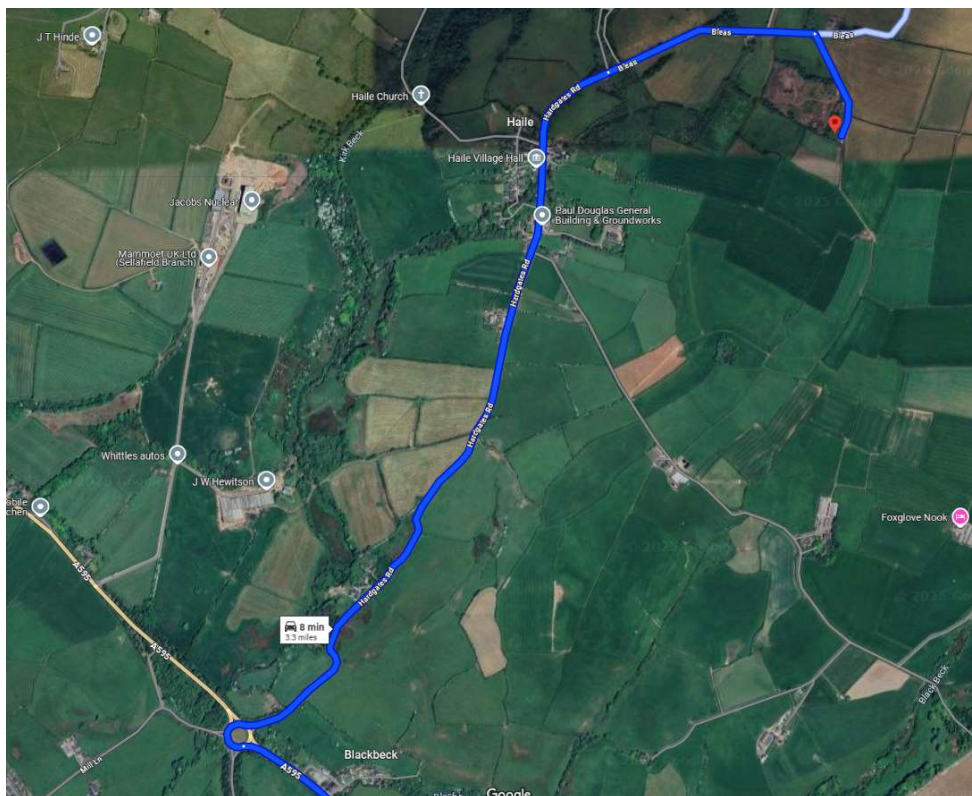


Figure 2: Route to site from the A595



Figure 3: Route to site from Bleas lane

4.3-Site Material & Plant Storage

All materials will be stored within the site compound/boundary of the working zone to minimise congestion. The materials will be stored within a material compound or within the onsite storage containers. No Plant movement will be allowed outside the site boundary unless prior arrangements are in place with the local authority. The plant expected on site includes excavators and dumpers. All plant will be secured at night to prevent unauthorised use.

4.4-Site Parking Arrangements

The site parking provision will consist of a suitable area near the site compound. The car park area will change throughout the construction phase of the project to meet the required number of operatives on site. The car park will be clearly displayed on the site TMP located in the site office and canteen. The details will be explained to all personnel during their site induction.

4.5-Erection & Maintenance of Security Hoarding

The site will be secured by double clamped Herras temporary fence panels. Relevant pedestrian and vehicle access gates will be incorporated to meet the site and health and safety regulations. The delivery and personnel access gates will be controlled by the Site Manager. The fencing will be maintained to a high standard throughout the development and will be checked and maintained in line with temporary works procedures and recorded within the site manager's daily site inspection.

4.6-Temporary Lighting

Due to the nature of the works and surrounding residential properties, no temporary perimeter lighting will be provided. If temporary lighting is required within the compound, it will be turned off outside of normal working hours to minimise the effect on surrounding residents.

4.7-Access to Existing Properties & Business

The current proposal considers the possible impact on the local residents and businesses in the immediate area. Management procedures are in place to minimise any impact. Residents and businesses will always be given priority and deliveries and heavy works will be prohibited between the hours of 8.15am to 9.30am and 2.45pm to 4.00pm. The specified hours will be communicated to the workforce and delivery companies from inception to completion of the development.

4.8-Construction Methods

The method of construction of the plots will consist of:

- Ground works including excavation and installation on private land.
- Install new below ground cable pit ducting and services for new installations.
- Excavate, prepare and pour new reinforced concrete cabin bases for new installations.
- Installation of electric meter cabinet.
- Connections made to fibre and power.
- Install lightning protection scheme.

- Form new security fenced enclosure including access gates.
- Install new lattice tower
- Installing cabins
- Rigging the tower with telecoms equipment.

5.0 Construction Programme

5.1 - Programme Detail

The detailed Construction Programme will be made available for review in the site office.

5.2 – Key Dates

The key dates presented in the programme are as follows:

Key Stages	Date
Planned Build Start	28/07/2025
Planned Build End	12/12/2025

6.0 Roles & Responsibilities

6.1- The Site Manager is responsible for:

- Ensure the site and all stored materials and chemicals are safe and secure.
- Ensure signage indicating where and whom visitors should report to are clearly displayed.
- The site is kept in a tidy and orderly fashion. Waste will be managed in conjunction with LARS procedure as applicable.
- Controlled access arrangements as so those entering site may avoid hazards.
- Emergency egress arrangement so those leaving site in the event of a pollution or spillage incident may do so safely.
- There are First Aid Facilities and appropriately trained First Aid staffs, spill kits are available and appropriately trained staff.

Ensure all those that work on site:

- Have a LARS Induction including briefing on environmental and ecology issues pertinent to the project and relevant toolbox talks.
- Understand and obey the Site Rules.
- Are made aware of the Emergency egress arrangements, Muster points, First Aid facilities and First Aiders, spill and clean up procedures.
- Have current certification for activities as required.
- Are aware of all environmental matters which arise on site.

Ensure the activities on site:

- When necessary are carried out under Client Operational Safety Rules.
- Have task specific risk assessments and method statements (RAMS) in place identifying any environmental issue which may be applicable.
- Are carried out in accordance with the requirements of any associated RAMS.

6.2- The Project Manager is responsible for: -

- Ensuring that the CEMP is developed & held on site and that it is implemented throughout all phases of the project. Ensuring the CEMP details are updated as and when relevant information is provided.
- Maintaining the CEMP and ensuring that all contractors and visitors comply with it.
- Ensuring that environmental issues identified within the Pre-Construction Information and the pre-construction site surveys and relevant information gathered from agencies, local councils etc. are addressed.
- Producing environmental and ecological project specific controls for all significant risks identified and implementing control measures to minimise the risk of damage to the environment.
- Communicating the CEMP and other related document to employees, contractors and client representatives.

6.3- 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-conformance of control measures or environmental incident where the environment has been put at risk.

7.0 Contractor & Visitor Information

7.1- General Information

All contractors and visitors to the site will be made aware of the Site rules, Environmental policy and the controls applicable to their presence and activities on site including but not limited to:

- Method statements
- Risk Assessments
- Site induction to include environment briefings
- Toolbox talks

7.2- Information Management

The Site Manager and Project Manager will be responsible for monitoring communications between all relevant parties to the project ensuring that all environmental matters to the project are discussed and managed and observation of the communications will be documented in the weekly site meetings and sent by e-mail.

7.3-Displayed Information

Relevant site contacts, developer contacts, layout and location plans/ CDM drawing detailing the location and construction of the site compound, storage locations and car parking are to be displayed within the site's welfare cabin.

8.0 Arboricultural Impact Assessment Findings.

An Arboricultural Impact Assessment has been carried out on this site. All site operatives will read and understand the document which will be available on-site and adhered to during construction.

It describes the findings of field and desktop surveys; the effects that granting planning permission would have on arboriculture; and measures that are and/or should be incorporated in the proposed development. A reasonable worst-case assessment of the requirement to prune or remove trees was made based on BS 5837, using the proposed construction methods, and professional judgement. No trees are to be removed or pruned as part of the proposals. Tree protection fencing requirements are outlined in Figure 2 (below).

The Arboricultural impact assessment findings in brief concluded the following conditions need to be observed and implemented during construction of the compound:

1. Works will proceed in a careful and logical manner, to prevent accidental damage from cranes, booms and other plant/vehicles.
2. No RPA's are within the proposed work area, however, if major roots (>25mm diameter) are uncovered during construction, works liable to damage them will cease, they will be loosely covered, and Arboricultural advice will be sought. The site manager will inspect and verify the correct installation of tree protection and maintain a photographic record. Tree protection will not be removed or realigned; and storage, excavation, level change, and access is prohibited within areas of tree protection unless outlined in an Arboricultural Method Statement.
3. Following completion of all construction works and removal of vehicles, plant, compounds and materials, tree protection will be removed.

9.2 Water Management

- Construction site to be graded to prevent ponding.
- Ground disturbance and excavation will be kept to the minimum required.
- Clean water will be separated on site.
- Excessive excavated material not to be stockpiled on site.

9.3 Pollution Prevention

- Chemicals and fuels to be stored in bunded areas.
- Drip trays to be employed when re-fuelling or using/storing plant & machinery.
- Spill kits to be available on site.
- A designated lined pit or skip will be available for washing out concrete mixers.
- Refuelling and concrete washout will be carried out at least 20m from surface waster drains and watercourses and where possible on an impermeable surface

9.4 Contamination

- Existing asbestos panels outside the build area to be fenced and segregated from the construction area.
- If any asbestos panels fall within the build area, they are to be disposed of at an approved landfill site, by a licenced waste carrier.
- Site excavated spoil to be WAC tested
- Any spoil classed as Hazardous to be disposed of at an approved landfill site, by a licenced waste carrier.
- In the event that unexpected contamination is found at any time when carrying out the approved development it will be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment will be undertaken and, where remediation is necessary, a remediation scheme will be prepared and be submitted and approved in writing by the Local Planning Authority.

9.5 Air Quality

Very little dust will be generated through the work activities, however it will be controlled at the source, so far as is reasonably practicable, using recognised methods and in line with legislative requirements.

- Cutting concrete kerbs, blocks and paving with cut-off saw: Water suppression.
- Drilling holes: Where possible on-tool extraction.
- Excavations & traffic movement: Water misting as required.

9.6 Vibration & Noise

Risk Assessments and Method Statements (RAMS) from contractors will be scrutinised and authorised 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.

The proposed works are within a rural area with only a scattering of receptors, namely:

- Haile Moor Cottages, CA22 2PE (0.2 miles)
- Bray Moor Cottage (0.2 miles)
- Moore HW Farm house (0.3 miles)

Noise shall be minimised at source wherever possible first, such as construction methodologies, minimum standards for and selection of plant & equipment. If mitigation is not possible, then positioning of screens, acoustic barriers or repositioning equipment away from sensitive receptors where possible.

No residents in close proximity and working hours will be adhered to:

Monday to Friday 08.00 – 18.00

Saturday 08.00 – 13.00

At no time on Sunday or Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site shall only take place within the permitted hours detailed above unless otherwise agreed in writing with the Local Planning Authority.

9.7 Storage of plant and materials

- The storage of tools and materials will be kept to a minimum on site.
- Plant and materials will be stored securely on area adjacent to site as shown on the plan.
- Ready-mix concrete will be delivered to site as required.
- Aggregate & sand will be laid on visqueen or similar membrane to prevent any leaching into the soil.
- Fence panels, weed control membrane, sheets of steel reinforcement will be stored on site as required, but kept to a minimum.

9.8 Emergency Procedures for pollution accidents

1. Contain the spill:
 - a. Isolate the source of the spill.
 - b. Follow the specific procedures for handling and neutralizing chemicals, as outlined in the COSHH assessments.
 - c. Use the spill kits and bunds available on site to contain the spill.
2. Report the incident:
 - a. Follow the site's specific incident reporting procedure.
 - b. Notify the relevant authorities as required.
 - c. Contact the designated emergency contacts.
 - d. Record and provide accurate details about the incident, location and type of pollution.
3. Clean up:
 - a. Follow the correct procedures for handling and disposing of the materials.
 - b. Use appropriate PPE during the cleanup.
 - c. Ensure the area is decontaminated.

10.0 Site Ecology Management

A Biodiversity Net Gain plan has been produced and submitted for approval by the local planning authority.

10.1 Site Walkover Survey

An ecologist will carry out a survey 12 to 24 hours prior to any planned site clearance activities. This timing allows for the detection of any wildlife activity and ensures that any necessary mitigation actions can be implemented before construction work begins.

10.2 Identification of Signs of Species Presence

For each species, the ecologist will look for the following signs:

- **Badger:** Active or abandoned setts, badger tracks, droppings, feeding signs, and latrines.
- **Breeding Birds:** Bird activity, visible nests or nesting signs.
- **Brown Hare:** Tracks, droppings, and sheltering areas.
- **Hedgehog:** Nests made of leaves or grass, droppings, and footprints.
- **Herptiles:** Frogs/toads in water, reptile basking spots, shed skins, eggs, or tadpoles.
- **Bats:** Visual inspection and assessment of buildings, trees and the surrounding habitat and signs of droppings, staining, feeding remains.

10.3 Mitigation Measures

If any signs of the target species are detected, the following mitigation measures will be implemented:

Badger

- If works have not commenced within twelve months of the original assessment (by March 2026) a pre-commencement badger survey is recommended to ensure no badger setts have been built within influencing distance of the proposed development.
- If an active sett is found nearby, a badger exclusion zone (with a buffer of at least 30 meters) will be established.
- Consultation with a licensed badger ecologist may be required for further action (e.g., monitoring, sett closure and relocation) if construction activities may cause disturbance to the sett. Natural England licences will be sought where required.

Breeding Birds

Vegetation clearance works should be undertaken outside of the breeding bird season, which runs from March to August (inclusive). Should works need to proceed within this timeframe, the ECoW will need to undertake a nesting bird check of all areas to be cleared and those within the near vicinity. Any active nests will be cordoned off until the chicks have fledged.

Brown Hare

- If hares are found to be occupying the site, a phased clearance approach will be used, allowing hares to move out of the area naturally.
- Temporary fencing may be installed around sensitive areas to prevent disturbance.

Hedgehog

- If hedgehogs are found on-site, they will be safely relocated to a nearby suitable habitat.
- Construction works will be carried out carefully to avoid harm to hedgehogs, with safe access routes provided.
- Potential hedgehog habitats (e.g., piles of debris) will be removed in stages to allow any individuals to move out of the area.

Herptiles

- If amphibians or reptiles are present, they will be safely relocated to suitable nearby habitats.
- Reptile exclusion fencing may be installed to protect nearby sensitive habitats during construction.
- Work will proceed cautiously near known amphibian or reptile habitats, particularly during the breeding season.

Bats

- No work to be undertaken outside of daylight hours to avoid sensitive lighting issues.
- No existing derelict buildings to be entered or disturbed.
- No trees to be impacted.

10.4 Documentation and Reporting

The ecologist will document the findings of the pre-construction survey, including any signs of species presence, habitat assessment, and recommended mitigation measures. A report will be submitted to LARS and ENWL.

The ecologist will be available on call should any concerns be identified on site during construction to ensure any unexpected encounters can be dealt with swiftly.

10.5 Training and Awareness

Prior to the start of construction activities, the site manager will ensure that all personnel involved in site clearance or construction works will be briefed on the presence of protected species, and the importance of adhering to mitigation measures. Awareness training will consist of a toolbox talk by the ecologist to ensure awareness of:

- The identification of species and their signs.
- The proper procedures for dealing with accidental sightings.
- The actions to take if any protected species are encountered during construction works.