

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

DOC. REF: 25/04/1073 - CEMP

SITE ADDRESS

Mr & Mrs N./Webb
Nook Farm,
Cleator,
Cumbria CA23 3EY

DESCRIPTION OF WORKS

The planning application seeks Full planning permission for the demolition of the existing farmhouse and associated agricultural buildings and erection of replacement farmhouse, detached car port building, stable building, implement shed and workshop plus formation of new floodlit horse arena.

TITLE

Freehold.

SITE PLAN

Refer to the Existing Site Plan and Proposed Site Plan submitted as part of the Full planning application, drawing nos. 25/04/1073 – 03 and 25/04/1073 – 04 respectively.

- Site security / public protection.

The site is located 300m along a private driveway and therefore offers site security and protection for the majority of the public. The exception is the use of a public footpath through the property and the development site. This access will be controlled by banksmen during the works and segregated from the works using temporary Heras fencing where no existing walls or hedge line offer adequate protection.

Industry standard warning signage will be erected at the main site entrance.

- Traffic management.

Due to the development site being in excess of 300m away from a public highway disturbance to traffic will be minimal. The site can be accessed either from Egremont or Cleator Moor.

Compounds, containers, site welfare facilities, offloading, storage areas and parking/turning can all be accommodated within the property boundaries.

HGVs will access and egress the compound in a forward gear, unload, turn and then leave the site in a forward gear. Once the materials are unloaded, they can be moved around the construction site as required.

Deliveries of materials will be planned and will not occur outside the site working hours stated below.

Noise, vibration, dust and dirt.

The contractor shall ensure that all vehicles, plant and machinery used during the works are fitted with effective exhaust silencers and that all parts of such vehicles, plant and machinery are maintained in good repair in accordance with the manufacturers instruction and are so operated as to minimise noise emissions.

The contractor will ensure that any equipment is turned off when not in use and there is no unnecessary revving of engines when in machinery is in use.

The contractor will monitor noise levels in accordance with the guidance presented in BS 7445: Description and measurement of environmental noise. The control of noise shall be undertaken in accordance with the guidance contained in BS 5228 -1; 2009 Code of practice for noise and vibration control on construction and open sites –Noise. The contractor will ensure that the measurement and assessment of ground borne vibration will be undertaken in accordance with the guidance contained in BS 7385; Evaluation and measurement for noise in buildings and BS 5228 2 ; code of practice for noise and vibration control on construction sites and open sites – Vibration.

Public highways are to be kept clear and cleaned as required. It is not anticipated wheel that washing facilities will be required.

Noise and dust levels are to be monitored on a regular basis.

A wetting down procedure will be undertaken during periods of dusty operations and/ or in periods of extreme dry weather.

It is anticipated that wheel washing facilities will not be required.

Any vehicles taking spoil to/ from the development site will be sheeted to prevent spillage or deposit of any materials on the public highway.

- Construction compound.

The compound, containers, site welfare facilities and site parking/ turning will be within the property boundaries close to the areas to be re-developed. The compound will be established at the onset of construction and will remain for the duration of site works.

HGVs will access and egress the compound in a forward gear, unload, turn and then leave the site in a forward gear. Once the materials are unloaded, they can be moved around the construction site as required.

The compound will also be utilised for parking plant and for construction workers and visitors to the site. The nature of the site is such that any spillages from plant/ vehicles would be contained within the development site thus preventing pollution of surface and ground water.

It is anticipated that security lighting will not be required.

Protected species.

There are no protected species affected by the proposed development.

If any protected species are encountered during site works, then work will cease immediately, and the controlling body will be notified. Any actions required will be undertaken in accordance with the relevant guidelines.

- Trees.

Refer to Arboricultural Impact Assessment.

- Community liaison and complaints.

The application site is isolated with near neighbours some distance away. Accordingly, it is unlikely neighbours will be affected by the proposed development; however, the applicant will be the point of contact for any queries from neighbours.

A complaints procedure is to be established and maintained with a written record always kept on site.

- Phasing of Construction works.

The development will be carried out in four high level phases of:

Demolition.

Construction of the replacement farmhouse.

Construction of the outbuildings and equestrian arena

Landscaping.

There is no time limit to complete a development in planning terms however it is anticipated the construction period will commence in the first quarter of 2026 and extend for approximately 36 months.

- Site working hours.

Site working hours are to be 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays.

The building trade does not work on Sundays and Bank Holidays.