

Construction Method and Environmental Management Plan.

Client Details

Seaura Properties Ltd
Care Of: Day Cummins Limited
Unit 4A Lakeland Business Park
Lamplugh Road
Cockermouth
Cumbria CA13 0QT

Prepared By

Andrew West
BSc(Hons) MRICS MFPW

On behalf of

Day Cummins Limited
Unit 4A Lakeland Business Park
Lamplugh Road
Cockermouth
Cumbria
CA13 0QT

Telephone: 01900 820700

Email: dc@day-cummins.co.uk

Web: www.day-cummins.co.uk

Project Details

File Ref: 6165

Date Issued: January 2026

For The

Conversion of the Oddfellows Arms

AT



**91 Main Street,
St. Bees
Cumbria CA27 0AD**

Construction Method Statement

1.0 Traffic Management Plan:

During the construction works, entry to and from the site will be via the existing vehicular entrance, which is accessed from Main Street.

Once work starts all Operatives, Subcontractors, and Visitors will be given a site induction which will include, but will not be limited to, details of the following.

- Site Working Hours
- Parking Arrangements
- PPE Requirements
- Delivery Times, Restrictions and Routes to Site
- Loading and Unloading Areas
- Provisions on site for Loading and Unloading

2.0 Environmental Impacts:

2.1 Construction Operating Hours

Working hours will normally be restricted to the following hours:

Monday to Friday - 0800 - 1700 hours
Saturday 0800 - 1600 hours

Any noisy work will be carried out only within 9.00am - 5.00pm Monday to Friday and 9.00am - 4.00pm on Saturdays.

2.2 Road Cleaning

Whenever necessary and where the works have contributed directly to the condition of the highway, manual road cleaning will be employed to keep both the vehicular access and the roadway in a satisfactory condition for road users and pedestrians alike.

2.3 Visual Impact

Materials will be stored and organised within the site boundaries and located so as to reduce the impact on users of the side laning and also the owners of the neighbouring properties. However, the rear site area is limited, so the ability to completely obscure building materials is not viable.

2.4 Waste Management

Bulk waste will be removed from site in covered vehicles and disposed of in accordance with current waste regulations. All other materials will be separated on site and stored in covered skips for removal. Waste will be collected on a regular basis and littering will not be allowed. Materials will be securely stored to prevent packaging becoming detached creating litter.

2.5 Dust Control Measures

Dust levels will be monitored by the site manager. If dust causes a problem to nearby properties, then measures can be implemented to control the dust. This would involve damping down surfaces

by utilising water bowzers or sprinklers during periods of dry weather, work areas will be damped down if dust is being generated by on site activities. The highway will be maintained to a standard of cleanliness believed to be acceptable.

2.6 Noise & Vibration Control

All care will be taken on site to ensure noise is controlled. This will be achieved by ensuring any equipment is turned off when not in use and that there is no unnecessary revving of engines while in use.

Any Complaint received by the site manager will be recorded and an immediate review will be undertaken. The outcome of the complaint along with the description of the complaint will be entered into a folder that will be kept on site and can be viewed at any time.

Vibration monitoring will take place when operations that cause vibration on site take place.

2.7 Temporary Site Lighting

Should certain areas of the site need to be illuminated for Health and Safety and also Security reasons, the provision of lighting to these areas will (wherever possible) be positioned so as not to affect any neighbouring properties with the lighting positioned to shine down and into the site. Refer also to Item 7.0 below for additional reference to lighting in connection with Bats.

3.0 Complaints Procedure

It is intended that the site will be managed in accordance with the requirements and spirit of the Considerate Constructors scheme. The site manager's phone number will be available on the site sign board.

Environmental Management Plan

4.0 Pollution Prevention Control

- Best Practice: All works will be carried out to avoid pollution to land, air, and water, in accordance with industry best practices.
- Site Induction: All staff and subcontractors will be informed of this plan and their responsibility to prevent pollution during site inductions.
- Incident Response: In the event of a spill, activities will be stopped, the incident reported to the manager, and the Environment Agency notified if necessary.

4.1 Dust Mitigation

Refer to Item 2.5 above.

4.2 Waste Management

- No Burning: Absolutely no waste materials will be burned on site.

- Waste Separation: Waste will be separated on-site (wood, metal, plastic, general) and stored in covered skips to prevent wind-blown litter.
- Hazardous Waste: Hazardous waste (asbestos, oils, paints, solvents) will be stored in sealed, bunded containers.

4.3 Water Pollution Prevention (Silt & Chemicals)

- Drain Protection: Drains will be identified and protected. No concrete wash-out, paint, or chemical liquids will be poured into surface water drains.
- Concrete Washout: Concrete mixing and washing will occur at least 10m away from any watercourse or surface water drain.
- Silt Control: Runoff from excavations will be managed to prevent silt from entering watercourses. Methods include using sediment traps (e.g., straw bales) or allowing silt to settle.
- Storage: Oils, fuels, and chemicals will be stored in a secure, bunded area or inside secondary containment (drip trays) to prevent leaks, especially if within 10m of a drain

4.4 Impaction on Habitats

Refer to the arbtech – Preliminary Ecological Appraisal and Roost Assessment, dated 28th November 2025 for an ecologist assessment of the impact of the project on habitat.

4.5 Species Protection During Construction

Refer to items 5.0 to 11.0 below.

4.6 Removal of Non-Native Invasive Species

Where the growing of Cotoneaster is identified, the plant is to be dug up, ensuring the roots are also dug and removed from the soil. The excavated plants are to be disposed of in line with appropriate controlled waste measures, to prevent further spreading of the plant both on and off site.

5.0 Breeding Birds

Before proceeding with works on the site, a breeding bird check will be carried out no more than 48 hours prior to the planned works in any given area to ensure that no birds or their nests are present and could be disturbed by the works. If active nests are discovered an appropriate buffer zone will be established and works within that area ceased, the nesting area will be regularly monitored from a distance, until the young have naturally fledged.

6.0 Small Mammals

At all times the construction work will be carried out with all care to avoid harming small mammals such as hedgehogs and the like. The contractor's workforce will be briefed about the potential presence of hedgehogs, and a precautionary working method will be implemented during the construction phase of the project, including the following measures:

- Any excavations will be covered over overnight, or a ramp will be installed to enable any trapped animals to escape.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.
- Any chemicals or pollutants used or created by the development will be stored and disposed of correctly according to COSHH regulations.

If any hedgehogs are found in the working area these will be allowed to disperse of their own accord or, if at immediate risk, the hedgehog will be moved by hand to a sheltered, vegetated area away from disturbance.

7.0 Bats

In accordance with the Bat Conservation Trust – 2023, a bat specific lighting scheme will be designed and implemented during the construction phase of the project.

8.0 Herptiles

During the construction phase of the project a precautionary working method will be implemented for common amphibians during construction, including the following measures:

- Vegetation is to be maintained to a short sward to deter amphibians from the working area.
- Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.
- In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.

9.0 Bee Bricks

As part of the new extension construction, a number of proprietary bee bricks (e.g. Ibstock BeeHabitat or similar) will be incorporated into the fabric of the new extension, which will provide sheltering opportunities for pollinators.

10.0 Bird Boxes

As part of the construction process, a minimum of two bird boxes will be installed on the retained walls of the existing building, in order to provide additional nesting habitat for birds e.g.:

- Schwegler No 17 Swift Nest Box (buildings)
- Schwegler ISP Sparrow Terrace (buildings)

11.0 Bat Boxes

As part of the construction process the installation of one bat box will be incorporated into the fabric of the new extension, which will provide additional roosting habitat for bats e.g.:

- Habibat Bat Box, or,
- Ibstock Enclosed Bat Box