

CONSTRUCTION TRAFFIC & ENVIRONMENTAL MANAGEMENT PLAN

Castle Meadows, Uldale View, Egremont



Gleeson Homes (Cumbria)

Manelli House | Cowper Road | Gilwilly Industrial Estate | Penrith | Cumbria | CA11 9BN

Prepared By: **Frank Teggarty**

Date: **February 2025**

Revisions: **Version 4**

Updated by: **Frank Teggarty (1st August 2025)**

COPYRIGHT- The contents of this document must not be copied or reproduced in whole or in part without the express permission of Gleeson Regeneration Ltd.

Contents

Introduction	Page
General Housing Construction	Page
Site Operating Hours	Page
Deliveries	Page
General Site Safety	Page
Demolition	Page
Dilapidation Survey	Page
Site Constraints	Page
Health & Safety Plans	Page
Traffic Management	Page
Nuisance Control	Page
Dust Control	Page
Wheel Wash	Page
Noise Pollution	Page
Storage of Materials	Page
Site Security	Page
Management of Environmental Impacts	Page
Ecology	Page
Arboricultural	Page
Flood Risk	Page
Heritage	Page
Archaeology	Page
Surface Water Construction Phase Management Statement	Page
Health & Safety	Page
Method/Sequence of Works	Page
Summary	Page

Appendices

1. Construction Traffic Management Plan
2. Construction Environmental Management Plan
3. Surface Water Management Plan

Introduction

This Construction Traffic and Environmental Management Plan (CMP) has been produced by Gleeson Homes in relation to the planning application for development of Land east of Uldale View (now known as Castle Meadows), the land is currently agricultural land.

The site is bound by residential properties to the north and west, with agricultural fields located directly east and south of the development. Uldale View is bound directly west to the site.

We have Planning Permission for residential development of 164No dwelling as bound by the red lines below.



The purpose of this CTMP & CEMP is to ensure the impact of construction work on the local residents and neighbouring residential properties, local businesses, and agricultural farmland is kept to a minimum.

The CMP provides detail of all measures considered appropriate at this time; however, the CTMP & CEMP are 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/Site Manager will be responsible for implementing measures contained in the CTMP & 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.

Site Manager, John Watson John.Watson@mjgleeson.com

Construction Director, Brian Corrin Brian.Corrin@mjgleeson.com

This document has been prepared with input from the project Architects, Engineers and Senior Construction Team to ensure that the CTMP & CEMP can comprehensively address all issues that may arise during the construction works. The CTMP & CEMP has also been checked by Gleeson's Health & Safety Manager, who will ensure continuous monitoring and compliance with all Health & Safety procedures.

General Housing Construction

A banksman will be in attendance for deliveries off Uldale View 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 in close proximity to the Compound Area, which is located within the site. 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 site boundaries.



Site Operating Hours

The site working hours will be from 8am – 6pm Monday to Friday and 8am – 1pm on Saturdays in accordance with the condition of the planning permissions for the development. 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 our onsite senior manager or build manager appointed for the development. If the matter needs to be escalated further, then we urge you to call our Regional Office on 01768 807856 or email Cservices@mjgleeson.com where the matter will get escalated.

Gleeson will ensure that the following is adhered to for the period of its use:-

- Safe and unobstructed access/egress
- Structural integrity of the road pavement and kerblines.
- Visibility splays shown on the CTMP: 2118-CTMP-001 (Appendices 1) are maintained free of obstruction
- Access road surface kept free of mud & debris at all times

Prior to any roadworks starting Gleeson Homes (Cumbria) and/or their appointed Principal Contractor are to undertake a dilapidation survey/photographic record of the existing public highway incl. of the western grass verge and opposing kerblines/channel to the full frontage of the housing scheme site and a copy of the survey is to be issued to Cumbria Highways for record purposes.

General Site Safety & Constraints

The Site Manager and Health and Safety Manager will ensure that residents are aware of how the construction works are progressing and an update will also be provided to the Local Community, this will provide an opportunity to raise any issues that may arise.

The Site Manager will keep in regular contact with local residents and affected parties when specific activities affecting the wider area are programmed. Any Complaints or investigations will be added to the CEMP for future reference.

Demolition

There are no buildings on site so there is no requirement for any demolition to take place.

Dilapidation Survey

It is agreed that prior to commencement of development a full condition and dilapidation survey will be carried out of the existing adopted roads and footpaths surrounding the site, in conjunction with the Local Authority Highway (LHA) Department.

In the event the LHA are not able to attend site for the survey as record of the survey will be sent to the LHA.

Site Constraints

Uldale View is a category "C" road and consideration should be given to the planning of any offsite works inclusive of utility services in consultation with the Local Highway Authority and Highway Agency.

Health and Safety Plans

The plans will be formulated by the in-house by H&S professional employed directly to Gleeson Homes who will co-ordinate CDMC activities and inspect the development operations monthly.

Any specialist and/or sub-contractors RAMS will be vetted and signed off by Gleeson in its capacity as both Client and Principal Contractor for the development.

Gleeson operate all operational activities following our Health & Safety Procedures, summarised as follows:

- HSP 001 – Construction (Design & Management)
- HSP 002 – Temporary Works
- HSP 003 – Site Health & Safety Induction
- HSP 004 – Safe Systems of Work
- HSP 005 – Personal Protective Equipment
- HSP 006 – Welfare Facilities
- HSP 007 – First Aid

- HSP 008 – Accident Reporting
- HSP 009 – Accident Investigation
- HSP 010 – Excavations & Breaking Ground
- HSP 011 – Buried Services
- HSP 012 – Overhead Power Lines
- HSP 013 – Service Strike Reporting
- HSP 014 – Confined Spaces
- HSP 015 – General Work at Height
- HSP 016 – Scaffolding
- HSP 017 – PUWER
- HSP 018 – LOLER
- HSP 019 – Telehandler Operations
- HSP 020 – Traffic Management
- HSP 021 – Site Security & Public Protection
- HSP 022 – Permits
- HSP 023 – Fire Safety
- HSP 024 – COSHH
- HSP 025 – Abrasive Wheels
- HSP 026 – Noise
- HSP 027 – Vibration
- HSP 028 – Manual Handling
- HSP 029 – Young & Inexperienced Persons
- HSP 031 – Smoking
- HSP 032 – Enforcement Authority
- HSP 033 – Health & Safety Inspection Reporting
- HSP 034 – Asbestos
- HSP 035 – Environmental
- HSP 036 – Electrical Safety
- HSP 037 – Minimum H&S Training Requirements
- HSP 039 – Worker Engagement

Traffic Management

Traffic Management Plan

All works will be undertaken following Gleeson Health & Safety Procedure – HSP 020 – Traffic Management.

Where works are proposed at the site entrance or offsite, suitably measures will be agreed with Cumbria Highways Department prior to works taking place to ensure that any disruption to the local road network, vehicular or pedestrian, is minimised.

Deliveries

No deliveries will be permitted outside the working hours.

Traffic Restrictions in relation to Bookwell School: Deliveries and movement of equipment on the road network surrounding the site must not take place during the restricted hours of school drop off and pick up times, including breakfast and after-school clubs. These are 07.30-09.00 and 14.30 -17.00 on school days, except for special days (i.e. early finish at end of term). It is acknowledged that the contractor may need to make certain deliveries or traffic movements on the road network within the restricted hours and must seek approval from the planning authority for these planned events.

The contractor should also liaise with the school (Contact: Russell Hardy – Head Teacher head@bookwell.cumbria.sch.uk or

Contact: School Office admin@bookwell.cumbria.sch.uk 01946 820408) on a regular basis.

Deliveries will be taken between 8:00am and 6pm from articulated and rigid lorries operating a an in and out route with a one-way and turning provision on site using the temporary vehicular (construction only) access off Uldale View.

The surrounding public highway roads are of sufficient category for all delivery wagons. 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.

The anticipated number of delivery vehicles through the development process will be anticipated as average 4 per week but some weeks there will be fewer and some weeks more, deliveries to the site will be anticipated for the full duration of the build currently predicted at 5 years. Delivery vehicles will range from small panel vans delivering packages to articulated lorries delivering large quantities of bricks, blocks, and roof tiles.

Vehicles directly associated with the construction work will travel on the designated routes on site no construction operation are required outside the site boundary's other than the construction of the new development and temporary (construction only) access road junctions with Uldale View.

Delivery and access vehicle will access the site car park and compound by designated route shown on the traffic management plan above.

HGVs taking spoil to or from site are to be suitably sheeted to prevent spillages of any material on the adopted highway.

Nuisance Control

A range of measures will be implemented to ensure that the potential impact of the works on local residents and neighbours will be minimised. These measures are discussed in turn below.

Dust Control

Dust will be controlled by damping down using a bowser or road brush attachment to the forklift truck and if necessary, a daily road sweep. Construction dust such as grinding dusts will be reduced locally with the use of the dust suppression incorporated into the equipment used. Dust will be further controlled by minimal stripping of vegetation and the hard surfacing of roads as soon as possible. Dust will be monitored by the site manager in conjunction with daily weather reports to determine the requirement for damping down a site and the wind direction for operation with a higher risk of producing dust BS 6069 Airborne Particles. Particular attention must be paid to the school timings of breaks and outdoor events.

Wheel Wash

Site vehicles will use hard surface areas only to minimise mud disruption onto existing highway. A bowser with hose attachment and stiff brush wash facility will also be provided to wash down site vehicle wheels prior to leaving site to reduce any further unwanted debris spreading onto the highway. Any operation such as muck shifting, or plant deliveries will take place during 10am-3pm to utilise quiet times.

Noise & Vibration Pollution

All works will be undertaken following Gleeson Health & Safety Procedure - HSP 026 – Noise & HSP 027 – Vibration

Noise assessments of the processes have been undertaken and we do not anticipate any noise pollution above recommended levels. Rotary cutting tools on site will produce noise but short bursts of usage will not exceed noise pollution limits.

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.

Due to the site Investigations, there are a number of plots, c 80Nr which require the placement of vibro stone columns, there will be a Method Statement and Risk Assessment provided by the appointed contractor which will be reviewed by the Senior Management Team and H&S to ensure any impacts are mitigated.

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.

Traffic routes where feasible will be located away from neighbouring residential properties, all traffic will follow the Traffic Management plan as appended to this document.

Storage of Materials

Construction materials such as cement, oils and fuels have the potential to cause pollution. All fuel, oil and chemical storage will be sited on an impervious base with a secured bund of adequate storage capacity. The risk of fuel spillage is greatest during refuelling of plant. Mobile plant would be refuelled within a designated area on hard standing. All pumps/hoses etc. would be checked regularly.

Provision will be made for storage of materials in designated areas including waste materials.

Site Security

All construction materials not in use will be stored on site in a secure location. The Compound area will be enclosed in a fully painted in corporate colours plywood and Heras hoarding along its boundaries with high access gates formed at the entrance. The site will be locked outside of working hours to ensure that all materials and equipment are stored securely.

Other security measures such as Security Guards/Smart water etc. will be utilised where necessary. The Site Manager is responsible for site security and emergency procedures and contact information will be provided on site for out of hours incidents.

Management of Environmental Impacts

Ecology

The site was subject to an extended phase one habitat survey. During the survey and following review of historical species records, it is considered that an impact on birds, bats, amphibians and hedgehog are likely to occur in relation to the proposals for the site. The following recommendations have been made to avoid an impact on these species:

- Implementation of a hedgehog RAMS to avoid any harm to this species during the proposed works;
- Implementation of an amphibian RAMS to avoid any harm to this species during the proposed works.
- Enhancing the site for species through appropriate landscape planting that includes native, species rich hedgerows, trees and areas of wildflowers plus provision of integrated bat and bird features within newly constructed buildings;
- Provision of species within the landscaping plans to provide forage for red squirrel

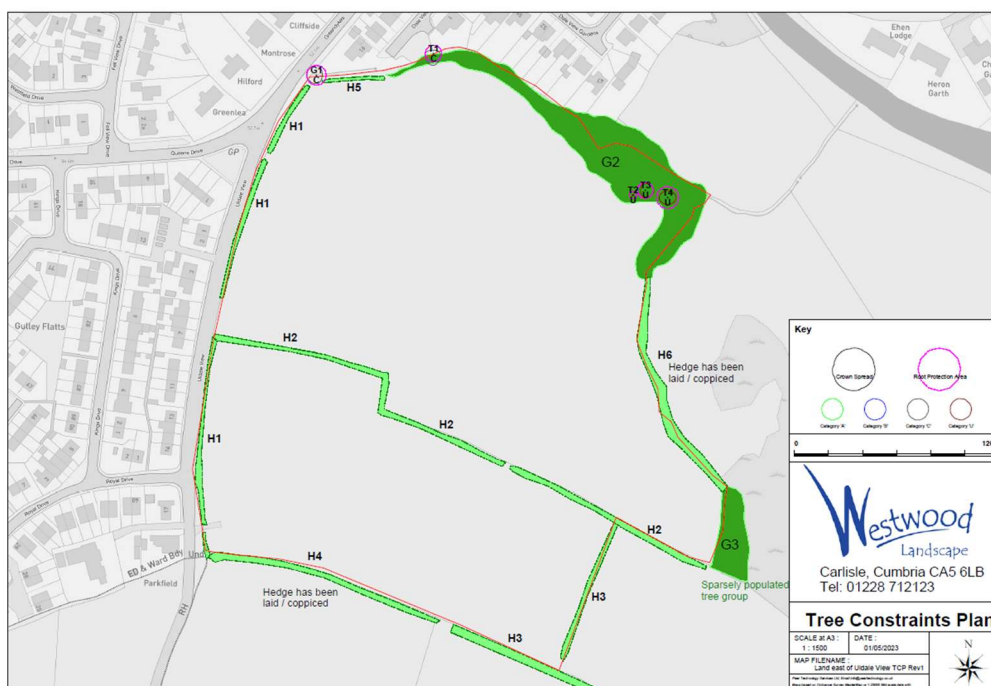
CONSTRUCTION TRAFFIC MANAGEMENT PLAN

- SUDS features to include native planting to enhance the ecology and biodiversity of the proposed site;
- Production of the Defra Metric Biodiversity Net Gain Calculations to minimise impacts on biodiversity and provide net gains in biodiversity;
- Production of a Management Plan to ensure the long-term commitments to manage the planting, protection and enhancement of biodiversity in and around a new development site; and
- Vegetation clearance or pruning should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds. Or a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing.

It is considered that there would be very limited impacts on the local ecology as a result of the proposals, provided the recommendations detailed above are followed.

Arboricultural

Existing trees and hedgerow are situated to the boundary of the site. The Tree Mitigation Plan below is to be adhered to.



Flood Risk

The site falls within Flood Zone 1 and is not at risk of flood.

Heritage

The site is not designated a heritage site.

Archaeology

The site is not of archaeological interest.

Summary

This Construction Environmental & Traffic Management Plan relates to the proposed development of Land southeast of St Michaels Court Longtown (now known as Fawns Wood). The land is currently agricultural field. The purpose of the CTMP & CEMP is to ensure that the impact of construction works on the local residents and the immediate highway network is kept to a minimum.

The agreed contents of this Construction Environmental & Traffic Management Plan must be complied with unless otherwise agreed with the Council. The person/s responsible for implementing the CTMP & CEMP shall work with the Council to review this CTMP & CEMP if problems arise in relation to the construction of the development and complaints from local residents. Any future revisions to this plan must be approved by the Council and complied with thereafter.

Appendix 1 - Construction Traffic Management Plan

See plan below.



Appendix 2 - Construction Environmental Management Plan

Please refer to appendix 2

Appendix 3 – Surface Water Management Plan (SWMP)