# Uldale View, Egremont

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

*Gleeson Homes*

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| Reference | Site | Client | Date |
|---|---|---|---|
| P.1723.22 | Uldale View, Egremont | Gleeson Homes | 23 March 2026 |

| Field work | Technical review | Quality & approval |
|---|---|---|
| Liz Kenyon BSc (Hons) | Jack Kay MSc | Richard Anderson, Quality & Office Administrator |

| Revision | Date | Details | Name |
|---|---|---|---|
| B | 12/02/2026 | Revision to include the River Ehen, ditch D1 and Florence Mine Site SSSI. | Lucy Hewitt BSc (Hons) |
| C | 18/03/2026 | Updates following council comments | Liz Kenyon BSc (Hons) |

# Table of Contents

# 1. Introduction

The purpose of this Construction Environment Management Plan (CEMP) is to set out the details for the management of the proposed development during the pre-construction and main construction phases in order to minimise the risk of harm to persons, property and existing habitats within influencing distance of the site and the activities associated with the development of the site.

This report has been produced to discharge Condition 8 and the additional Condition 10 of the planning application associated with the proposed development site:

> *Condition 8: No development must take place until a site-specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of best practicable means to reduce the effects of noise, vibration, dust and site lighting during the construction phase. The development must be carried out in accordance with the approved details at all times thereafter.*
>
> **Reason**
> *In the interests of the amenities of surrounding occupiers during the construction and development in accordance with the approved previous Policy ST1 of the Copeland Local Plan 2013–2028.*
>
> *This CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the details contained herein, unless otherwise agreed by the Local Planning Authority.*
>
> *Further Condition 10: The county ecologist accepts Updated Survey Letter (December 2025) written for the further survey undertaken in June 2025, however notes that documentation is missing regarding the Construction Environmental Management Plan relating to the River Ehen, Ditch D1 and Florence Mine Site SSSI. Construction and Operational mitigation, which aligns with the Habitats Regulations Assessment must be written into a CEMP and submitted to the council for Condition 10 to be discharged.*

# 2. Risk assessment of potentially damaging construction activities and general good practice construction measures to avoid or reduce impacts during construction

## Preparing and maintaining the site

- Plan site layout so that machinery and dust-causing activities are located away from receptors, as far as is possible
- Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site
- Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period
- Avoid site runoff of water or mud
- Keep site fencing, barriers and scaffolding clean using wet methods
- Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on site, cover as described below
- Cover, seed or fence stockpiles to prevent wind whipping

## Operating vehicle/machinery and sustainable travel

- Ensure all on-road vehicles comply with the requirements of the relevant standards, where applicable
- Ensure all vehicles switch off engines when stationary – no idling vehicles
- Avoid the use of diesel- or petrol-powered generators and use mains electricity or battery powered equipment where practicable
- Impose and signpost a maximum speed limit of 15mph on surfaced and 10mph on unsurfaced haul roads and work areas

## Operations

- Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems
- Vibro stone columns (VSC) will be used to minimise vibrations and noise, along with being less intrusive to local residents. Vibration monitoring to be carried throughout the duration of the VSC works.
- Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate
- Use enclosed chutes and conveyors and covered skips
- Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate
- Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods

## Waste management

- Avoid bonfires and burning of waste materials

### Measures specific to earthworks

There is a high risk of dust associated with earthworks activities on site. The following measures will therefore be implemented:

- Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable
- Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable
- Only remove the cover in small areas during work and not all at once

### Measures specific to construction

There is a medium risk of dust associated with construction on site. The following measures will therefore be implemented:

- Avoid scabbling (roughening of concrete surfaces) if possible
- Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place
- Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery
- For smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust

### Measures specific to trackout

There is a medium risk of dust associated with trackout. The following measures will therefore be implemented:

- Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use.
- Avoid dry sweeping of large areas
- Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport
- Inspect on-site haul routes for integrity and instigate necessary repairs to the surface immediately
- Record all inspections of haul routes and any subsequent action in a site logbook
- Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned
- Implement a wheel washing system, with rumble grids to dislodge accumulated dust and mud prior to leaving the site and include measures to prevent mud being transferred from site during wet weather. The exact details and location of this facility (to be marked clearly on a plan) to be approved by condition prior to commencement of works.
- Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit
- Access gates to be located at least 10m from receptors where possible

Consideration will be given to the design and implementation of a lighting strategy for the development. The following guidelines are provided by the Bat Conservation Trust Guidance Note GN08/23, Bats and artificial lighting in the UK, bats and the built environment series:

- Lighting should be designed and positioned to minimise impacts on any bats and other light-sensitive species that may be using the site and adjacent habitats. Lights should avoid linear features that could be used by commuting bats such as hedgerows, ditches and site boundaries. Low-pressure sodium lamps should be used as opposed to high-pressure sodium or mercury lamps, and brightness should be as low as possible.
- Use sensor lighting or hooded lighting to minimise the risk of light spill
- Lighting should be directional, aimed only where it is needed and lighting across the site should be positioned so as to allow some completely dark areas of habitat
- Minimise the spread of light to, at, or near horizontal and ensure that only the task area is lit. Flat cut-off lanterns or accessories should be used to shield or direct light to where it is required and away from the woodland and hedgerows.
- Lighting column height should be carefully considered to balance task and mitigation measures
- Consider no lighting solutions where possible
- Use temporary close-boarded fencing until vegetation matures, to shield sensitive areas from lighting
- Limit the times that lights are on to provide some dark periods. A lighting designer can vary the lighting levels as the use of the area changes reducing lighting levels or perhaps even switching installations off after certain times. This use of adaptive lighting can tailor the installation to suit human health and safety as well as wildlife needs

For further information regarding bats and the effects of lighting on wildlife, please visit the links to the following websites: www.bats.org.uk and www.batsandlighting.co.uk.

# 3.0 Specific measures relating to the protected sites, protected species and ecologically valuable habitats on or within proximity to site

## Measures Specific to The River Ehen Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI)

The River Ehen (SAC) lies 150m from the eastern site boundary and the on-site ditch flows into the river. The extended area of the river to the north (Ennerdale Water to Keekle Confluence) that is designated as a SSSI, designated for Freshwater Pearl Mussels (FWPM) and Atlantic salmon and also as a SSSI for FWPM, lies approximately 2.7km north of the proposed development site. Thus, as detailed within Ascerta report P.1723.22C Ascerta Habitats Regulations Assessment, Uldale View, Egremont, specific measures are required to be detailed so as to protect the qualifying features of the SAC and SSSI.

As described within Ascerta report P.1723.22C Ascerta Habitats Regulations Assessment, Uldale View, Egremont, ditch D1 is located on site and connects the site hydrologically to the River Ehen. Thus, the following measures will be implemented in order to reduce dust production in proximity to the watercourse, reduce surface runoff, reduce silt runoff and reduce air pollution:

**Dust regulation**

- Ensure storage areas for building materials, chemicals and aggregates are sited away from the ditch D1, to avoid drying out of materials and blowing dust into the ditch
- Regular wetting-down of the construction site to reduce the production of dust and release of dust into the wider area
- Regular washing of vehicles coming on to and leaving site, to avoid the spread of mud and dust across the site
- Correct storage of waste materials to avoid the release of silt, dust and/or mud into the ditch
- Avoid siting roads or access routes directly adjacent to the ditch D1 if possible. Utilisation of silt reduction measures if avoidance is not possible.

**Silt mitigation**

- Implementation of silt traps/fencing in proximity to the ditch D1 to avoid the release of solids into the wider environment that may have an impact on the turbidity of the water
- Vibro stone columns (VSC) will be used to minimise vibrations and release of silt from soils into the wider environment, along with being less intrusive to local residents. Vibration monitoring to be carried throughout the duration of the VSC works.
- Sustainable Drainage Systems (SuDS) to be implemented as part of the development to minimise the release of silt and other materials into the wider environment and avoid having a direct impact on the River Ehen during water discharge.

**Surface water run off regulation**

- The surface water runoff will be treated prior to the proposed outfall through a SuDS, in order to minimise the release of potential pollutants into the wider environment and avoid having a direct impact on the River Ehen.

**Air pollution**

- Avoidance of scabbing and other high dust-producing activities in order to avoid discharging dust particles into the air in proximity to the ditch D1
- Implementation of dust reduction systems on machinery during construction, and avoidance of dry sweeping on site to avoid creation of airborne dust particles
- Utilisation of wetting down ground on site to reduce dust production
- No burning of waste on site in any circumstance

## Measures Specific to The Florence Mine Site SSSI

The Florence Mine Site SSSI is located approximately 800m northeast of the site boundary. The on-site ditch D1 is hydrologically connected to the River Ehen, and a small offshoot of the river appears to meander in close proximity to the SSSI. Thus, any discharge of pollutants and/or dust into the ditch must be avoided, so as to avoid impact on the nearby SSSI.

Florence Mine Site SSSI is designated for its geological importance, specifically for its mineralisation of iron ore, and is a key research site for iron ore mineralisation in the United Kingdom. Unfortunately, due to financial pressures, the site's features have been assessed as being destroyed in 2009 due to flooding and lack of pumping.

In order to avoid any further negative impact on the SSSI and its sensitive geological features created by specific aquatic conditions, the following pollution prevention measures are to be implemented.

**Silt mitigation**

- Implementation of silt traps/fencing in proximity to the ditch D1 to avoid the release of solids into the wider environment that may have an impact on the turbidity of the water within the River Ehen
- Vibro stone columns (VSC) will be used to minimise vibrations and release of silt from soils into the wider environment, along with being less intrusive to local residents and any sensitive geological sites. Vibration monitoring to be carried throughout the duration of the VSC works.
- SuDS to be implemented as part of the development to minimise the release of silt and other materials into the wider environment and avoid having a direct impact on the River Ehen during water discharge.

**Surface water run off regulation**

- The surface water runoff will be treated prior to the proposed outfall through a SuDS, in order to minimise the release of potential pollutants into the wider environment and avoid having a direct impact on the River Ehen.

## Measures Specific to Enhanced Ditch Network (D1)

In order to avoid any negative impact on the ditch network (D1) that is to be retained and enhanced on site, the following pollution prevention measures are to be implemented:

- Implementation of silt traps/fencing in proximity to the ditch D1 to avoid the release of solids into the wider environment that may have an impact on the turbidity of the water within the River Ehen
- Planting of locally relevant, ecologically suitable and native aquatic species within the ditch and along the riparian zone to meet the required improvements to enhance the ditch from poor to moderate condition
- Avoid encroachment on the ditch network, by routing traffic away from the ditch network and avoiding footfall that may impact the ditch banks
- Ensure storage areas for building materials, chemicals and aggregates are sited away from the ditch D1, to avoid drying out of materials and blowing dust into the ditch
- Regular wetting-down of the construction site to reduce the production of dust and release of dust into the wider area
- Regular washing of vehicles coming on to and leaving site, to avoid the spread of mud and dust across the site
- Correct storage of waste materials to avoid the release of silt, dust and/or mud into the ditch

## Measures Specific to Invasive Species

No non-native invasive species were identified during the walkover surveys of the site; however, invasive species can colonise very quickly, therefore it is recommended that if an invasive species is found on site, or a species that is considered potentially invasive, all works should stop in the area.

It is an offence under Section 14(2) of the Wildlife and Countryside Act 1981 to '*plant or otherwise cause to grow*' in the wild any plant in Schedule 9 Part II on which cotoneaster is a listed species. This species will need control prior to the commencement of construction activities, including ground works and vegetation clearance on the site. Following the identification of a potential invasive species on site, the Ecological Clerk of Works (ECoW) should be contacted to identify the species and provide further recommendations to the eradication of the plant.

An exclusion zone will be set up during treatment of these species to reduce the risk of further spread.

## Measures Specific to Breeding Birds

The site contains some habitat for breeding birds within the agricultural land use of the fields. In the event birds are found to be breeding at ground level, all works must cease immediately with an exclusion zone put in place of a minimum of 10m. The ECoW should be contacted immediately to visit the site to identify the species and provide further recommendations in relation to breeding birds.

## Enhancing the site for species

Enhancement measures are shown on drawing WW/L01, Rev D Landscape Pl, Westwood Landscape. The measures include native species (silver birch, sessile oak and beech), species rich hedgerows, and areas of wildflowers. The provision of bat and bird features are shown on plan 2119-MDP-01 Material Dispersion Plan.

There has been provision of species within the landscaping plan to provide forage and refuge for red squirrel; species present include holly and scotts pine with native tree planting and wildflower provision adjacent to the suds feature.

# 4.0 Identification of 'biodiversity protection zones'

The proposed development window occupies the site only. The Florence Mine Site SSSI is located approximately 800m northeast of the site boundary and The River Ehen (SAC) lies 150m from the eastern site boundary and the on-site ditch flows into the river. Thus, the above-discussed pollution prevention measures in Section 2 and 3 will be implemented to ensure no release of solids or contaminants into the wider area.

Additionally, due to the presence of scrub and woodland adjacent to the site, where required, protective fencing using Block 'n Mesh (Herris) panels with concrete/rubber feet pinned to the ground to prevent movement and positioned to provide physical protection from on-site activities and will define this biodiversity protection zone during the development. In particular, this will focus on the enhanced ditch network on site.

Monitoring of the ditch network, in particular, the water quality and vegetation should be conducted regularly, to ensure there are no encroachment of works that may affect the ditch condition.

# 5.0 Presence of Ecological Clerks of Work (ECoW)

An Ecological Clerk of Works (ECoW) will be required during the following stages of the site works to ensure no negative impacts to the above-mentioned sites and sensitive habitats.

| Nature of works | Role of the ECoW |
|---|---|
| Removal of vegetation | If the removal of vegetation is undertaken during the nesting bird season (1 March to 31 August inclusive) a nesting bird check will be undertaken by a suitably experienced ecologist immediately prior to works commencing. If an active birds' nest is identified, a suitable buffer zone should be implemented where no works are to occur within until the young have fledged the nest. |
| Setting up of hoarding and protective fencing | ECoW to be present to ensure all ecologically sensitive habitats (in particular, the ditch network on site) that are to be retained on site are protected and that works will not encroach on them. |
| In the event an invasive species is found on site | Following the identification of a potential invasive species on site, the ECoW should be contacted to identify the species and provide further recommendations to the eradication of the plant. |
| Breeding birds | The ECoW should be contacted immediately to visit the site to identify the species if a breeding bird is identified on site and provide further recommendations in relation to breeding birds. |

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