



# Construction Surface Water Management Plan

Cleator Moor Innovation Quarter, Phase 2 – Units 9 & 12

**Date:** 08/05/2026

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**Ref:** 201-S-ORD-000339

## Executive Summary

Morgan Sindall have been appointed by Cumberland Council to undertake works associated with planning application 4/25/2411/0F1 which is being determined by Copeland Borough Council. The application is for:

*“the erection of 2no. buildings for B2 general industrial and ancillary office use, comprising 6,356sqm GEA floorspace, associated car parking, hard and soft landscaping, associated infrastructure and landscaping and biodiversity enhancements across the wider Leconfield estate”*

The proposed development is to take place at Leconfield Industrial Estate, Cumberland, Cleator Moor, CA25 5QB.

This Construction Surface Water Management Scheme covers aspects of managing surface runoff during the construction phase of the project.

To comply with the planning permission and ensure the development does not have a detrimental impact on the surrounding area, Morgan Sindall need to discharge planning Condition 9 set by Copeland Borough Council, Condition 9 includes provision for:

- Management of surface water discharge from the site.
- Compliance with ‘National Standards for Sustainable Drainage Systems (July 2025)’.

This Construction Surface Water Management Plan identifies appropriate management of surface water discharge from the site during the construction phase. The proposed management options ensure compliance with Condition 9 of the planning application.

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## Revision History

| Revision History |            |         |        |                                     |
|------------------|------------|---------|--------|-------------------------------------|
| Ver              | Date       | Section | Author | Amendments                          |
| 1.0              | 08/05/2025 | All     | JC     | First issue                         |
| 2.0              | 14/05/2026 | 2       | JC     | Control measures in Table 2 amended |
|                  |            |         |        |                                     |
|                  |            |         |        |                                     |
|                  |            |         |        |                                     |
|                  |            |         |        |                                     |
|                  |            |         |        |                                     |
|                  |            |         |        |                                     |

## Abbreviations

|       |                                            |
|-------|--------------------------------------------|
| CSWMP | Construction Surface Water Management Plan |
| CTW   | Cura Terrae Water                          |
| EA    | Environment Agency                         |
| LLFA  | Lead Local Flood Authority                 |
| NGR   | National Grid Reference                    |

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# 1 Introduction

## 1.1 Purpose and Scope

Morgan Sindall require Cura Terrae Water (CTW) to produce a Construction Surface Water Management Plan (CSWMP) to discharge planning Condition 9 with Copeland Borough Council in relation to planning application reference number: 4/25/2411/0F1.

Morgan Sindall have been appointed by Cumberland Council to carry out works associated with the planning application that permits the construction of two industrial buildings, associated car parking, landscaping and associated infrastructure.

The proposed development is to take place at Leconfield Industrial Estate, Cumberland, Cleator Moor, CA25 5QB (hereafter 'the site').

As stipulated by Copeland Borough Council, prior to the commencement of any development, a CSWMP will be submitted to and approved in writing by the local planning authority. The CSWMP needs to satisfy Condition 9 which states:

*'9. No development shall commence until a Construction Surface Water Management Plan has been submitted to and approved in writing by the Local Planning Authority.'*

*Reason*

*To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and drainage systems'.*

## 1.2 Aim of the CSWMP

Successful implementation of the CSWMP will help to:

- Address the planning condition set out by Copeland Borough Council.
- Ensure appropriate management of surface water discharge from the site during construction.
- Alignment with the relevant policies and or legislation.

## 1.3 Site Location

The site is located in Cleator Moor, immediately north of Leconfield St. The site is centred around national grid reference (NGR) NY 01655 15537. The site covers an area of approximately 3.17ha, however, only 1.487ha (construction zone) are to be developed as part of this scheme with the remaining land due to be used for Biodiversity Net Gain (BNG) purposes. Figure 1 shows the planning application boundary. The site is surrounded by industrial units.

The nearest water course to the site is Nor Beck, located approximately 100m north of the site. Nor Beck is classified as a main river by the Environment Agency (EA).

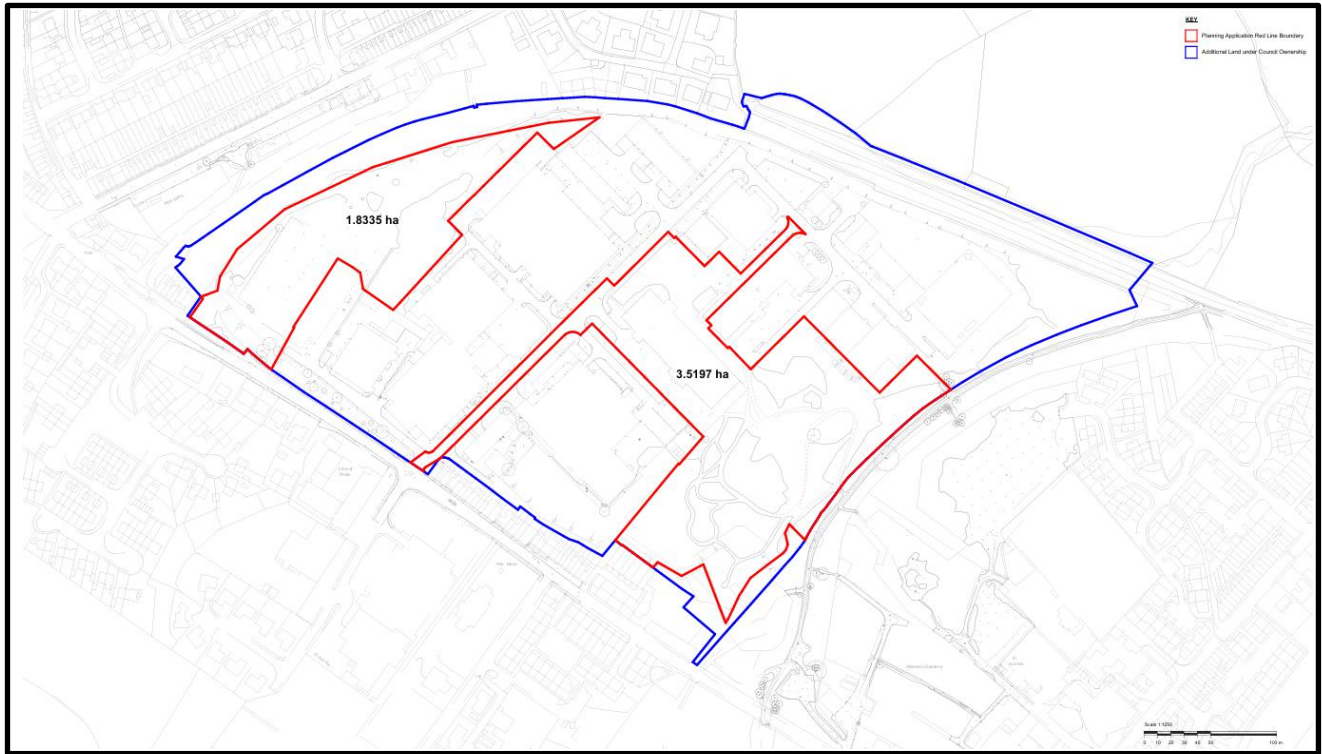


Figure 1 Site location (planning application boundary shown in red)

## 1.4 Site History

The site has been used for industrial purposes at least since the 1940s.

## 1.5 Description of the Works

The project includes the construction of two industrial units, car parking, associated infrastructure and landscaping.

Pile foundations will be used for both unit 9 and 12, reducing the volume of waste spoil generated. The scheme will also see the installation of new site drainage that includes an underground attenuation tank.

Table 1 below provides a list of the typical plant and machinery that will be on site during the construction phase.

Table 1 Typical plant and machinery at any one time

| Plant/Machinery           | Number |
|---------------------------|--------|
| Excavators                | 5      |
| Piling Rig                | 1      |
| Agitator                  | 1      |
| Dumpers                   | 3      |
| Crane                     | 1      |
| Cherry pickers            | 2      |
| Forklift                  | 1      |
| 20 tonne muck away wagons | 4      |

Only plant and machinery that are required for ongoing works will remain on site, all other machinery will be removed from site once it is no longer required.

Figure 2 shows the proposed site layout during the construction phase.

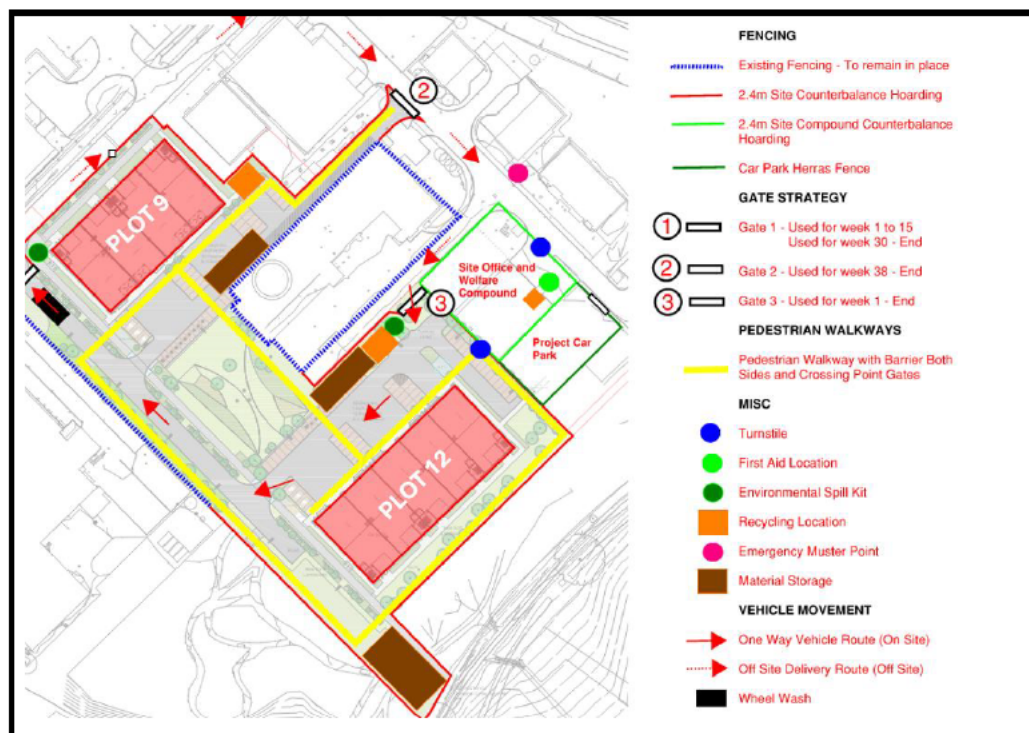


Figure 2 Proposed site layout during construction

## 1.6 Roles and Responsibilities

A site manager will be appointed to oversee the works and take overall responsibility for effective implementation of the CSWMP. All contractors working onsite will be made aware of the control measures relevant to their work that are in place to manage runoff from the site during the construction phase, and immediately notify the site manager, should they identify any issues or potential issues.

The site manager will implement regular site audits to identify any issues with site runoff or potential issues. Any non-conformities identified during these audits will be rectified as soon as possible, with priority given to non-conformities with the greatest potential to cause an environmental incident.

## 2 Surface Water Management

### 2.1 Site Drainage

Surface water runoff from the site currently discharges into Nor Beck. Existing site drainage will be utilised during the construction phase.

### 2.2 Source, Pathway, Receptor Routes

Table 2 details the sources on site that have the potential to cause a pollution incident as well as appropriate control measures that will be implemented on site to break the source-pathway receptor routes.

### 2.3 Site Handover

Prior to the site being handed over to the end user, all new drainage, including the attenuation tank, will be flushed to remove any residues associated with the construction phase. This runoff will need to pass through a sediment filter prior to being discharged.

Table 2 Control measures

| Source | Pathway(s)                                                                                                                 | Receptor(s)                    | Impact                                                                                                        | Control measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------|----------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fuel   | Carried in surface water runoff from the site via existing drainage as well as infiltration into ground and overland flow. | Nor Beck, soil and groundwater | Reduced water quality within Nor Beck impacting on flora and fauna.<br>Contamination of soils and groundwater | <p>Machinery will be maintained in accordance with manufacturer guidelines and subject to regular maintenance checks.</p> <p>Machinery will be stored on an impermeable surface away from any drainage routes. Machinery will be removed from site when no longer required.</p> <p>Fuel will be stored in double bunded tanks away from any drainage routes. Fuel tanks will be protected from accidental collision.</p> <p>Refuelling will be carried out on a designated impermeable area away from any drainage routes. Drip trays will be used when refuelling.</p> <p>Spill kits and plant nappies will be available on site and contractors made aware of</p> |

|             |                                                                                                                                                              |          |                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |                                                                                                                                                              |          |                                                                            | <p>where they are stored and how to use them.</p> <p>Gully protectors will be installed on all surface water gullies and maintained/replaced in line with manufacturer guidance.</p>                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site runoff | <p>Pollutants (suspended solids, hydrocarbons etc.) carried in surface water runoff from the site via existing drainage routes as well as overland flow.</p> | Nor Beck | <p>Reduced water quality within Nor Beck impacting on flora and fauna.</p> | <p>Concrete washout will be carried out in a designated area with appropriate containment and away from any drainage routes.</p> <p>Gully protectors will be installed on all surface water gullies and regularly changed in line with manufacturer guidance.</p> <p>Runoff will be prevented from leaving site except through existing surface water gullies. Bunds should be utilised to facilitate this.</p> <p>Should any contamination be found during excavations, this material will be removed from site immediately.</p> <p>A wheel wash facility will be located at the site exit to</p> |

|            |                                                                                                                                                              |          |                                                                            |                                                                                                                                                                                             |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            |                                                                                                                                                              |          |                                                                            | <p>prevent the tracking of mud off site.</p> <p>A road sweeper will be used to remove mud/debris from paved areas of the site as and when required.</p>                                     |
| Dewatering | <p>Pollutants (suspended solids, hydrocarbons etc.) carried in surface water runoff from the site via existing drainage routes as well as overland flow.</p> | Nor Beck | <p>Reduced water quality within Nor Beck impacting on flora and fauna.</p> | <p>Piled foundations are to be used on site, reducing the need for dewatering.</p> <p>Sediment filters will be utilised prior to any water from excavations being discharged from site.</p> |

## 3 Conclusions

### 3.1 Surface Water Drainage

Surface water drainage from the development during construction will be managed to prevent environmental incidents. The proposed control measures will ensure that sediment and pollutants arising from site activities will be minimised, so as not to cause an adverse impact on the receiving water course, Nor Beck or on local groundwater.

### 3.2 Compliance with Planning

This CSWMP meets with the requirements set out within planning Condition 9 of planning.

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