

Construction Management Plan for Sustainable Drainage Systems

Housing Development

Flosh Meadows

Cleator

Washington Homes

Ref: RGP-2026-0032-CMP-001

Version	Date	Prepared By	Checked By	Approved By
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1 INTRODUCTION

1.1 TERMS OF REFERENCE

R. G. Parkins & Partners Ltd (RGP) has been appointed by Washington Homes Ltd to provide a Construction Management Plan for the Sustainable Drainage Systems (SuDS) for the housing development at Floss Meadows in Cleator.

The following plan gives an overview of the SuDS construction methodology proposed. Reference should be made to the following publication, which provides the framework to the following document.

- CIRIA C768 – Guidance on the Construction of SuDS, 2017

Methodology is subject to change during construction and following contractor involvement. SuDS construction by a competent and experienced contractor shall mitigate risk associated with silt mobilisation and unacceptable compaction of ground at SuDS locations. The following report is provided to demonstrate a feasible construction methodology which shall ensure the functionality of SuDS components following construction.

This document has been prepared in support of a Planning Application. It has been undertaken prior to construction. Washington Homes and their appointed groundworks subcontractor will directly undertake the construction of all earthworks, SuDS and below ground drainage.

Reference should be made to the latest revisions of the following RGP drawings when reviewing this plan:

- RGP-2026-0032-41 Outline Foul & Surface Water Drainage Plan
- RGP-2026-0032-45 Proposed Works to Manage Runoff During Construction

2 GENERAL CONSTRUCTION

The management of soils / silt and construction materials must be undertaken with due consideration of the potential for contamination or adverse impacts to drainage locations which could result in a reduction in performance. The following measures shall therefore be implemented throughout all phases of construction:

- Soil Strip – A minimum turf and topsoil strip shall be undertaken at all times, sufficient to allow the programmed activity, with grass and soils to be retained wherever possible. Reinstatement of grassed areas shall be undertaken at the earliest opportunity.
- Stockpiles – All material stockpiles are to be capped when not in use and when adverse weather is forecast.
- Compaction of soil – Compaction of SuDS areas by construction plant is to be avoided as far as is practical. Construction management to limit plant size / movements over such areas is required. The detention basin is to be excavated to formation level immediately prior to installation.
- Cement – Cement dust has the potential to alter the soil matrix and could run-off into the SuDS areas. Wherever possible pre-cast components are specified. It will be necessary to provide concrete surrounds to manholes and cement would also be required for mortar. Larger quantities of cement are to be provided to site ready mixed. Where required, smaller batches are to be mixed in a designated area underlain by an impermeable surface. Dust suppression should be considered as appropriate.
- Dewatering – Dewatering operations may be required. In the event that groundwater is encountered on the site any dewatering operation must be discharged to a grassed areas a minimum distance of 10m from all excavations / exposed soils. Direct discharge into the existing downstream watercourse is not permitted without written consent from the LLFA and appropriate silt removal measures in place. Direct discharge of site runoff into the existing combined sewers is not permitted.
- Wheel washing – to be employed as and when required to minimise transportation of silt from the site onto the surrounding highways network.
- Access Roads – the site will be accessed via a new road off Flosch Meadows. Care should be taken to ensure that site run-off during construction phase does not impact the existing highway or associated drainage system. Measures to mitigate this are detailed in Section 3.3.

3 STAGE 1 - SITE SETUP

3.1 PRE-START SURVEY

A pre-start survey of the development site, including access roads, third party right of way, routes of existing services and all trees and boundaries shall be undertaken by the contractor prior to commencement. The survey shall be documented with photographic evidence and stored within the site office.

3.2 CONTRACTOR'S COMPOUND AND SITE ACCOMMODATION

The main site offices, welfare and contractors' compound will be identified in the Construction Traffic Management Plan to be prepared by Washington Homes. The offices shall be provided with a metered mains power supply, mains water supply and electric heating and will comply with CDM regulations (2015). Proprietary storage tanks will be initially required to serve the foul drainage, which will be inspected and emptied as required. Mobile toilet blocks are envisaged. Following foul drainage construction and connection to the public sewer site welfare shall be connected.

An allocated car parking area shall also be formed within the site compound. All temporary paving shall be permeable and all roof runoff from cabins shall be directed to the permeable subbase underlying the units to ensure runoff is distributed over an equal surface area.

All chemicals and fuels will be stored in an appropriately sized bunded area and a designated re-fuelling area is to be provided. Spill kits will be available.

All necessary works will be subject to detailed design and installation prior to commencement of the project construction phase.

3.3 MANAGING FLOOD RISK AND RUNOFF DURING CONSTRUCTION

The site is located in Flood Zone 1 and is not predicted to be at risk of fluvial flooding. However, the south-western corner of the development site is predicted to be at risk of surface water flooding. As such, it is recommended that the proposed land drainage diversion works, including the associated swale and bund along the northern boundary as detailed on the relevant RGP drawings, are installed at an early stage during the principal earthworks operation. The swale and bund along the northern/western boundaries will be a permanent drainage solution.

During construction, it is recognised that run-off containing silt and other construction-related contaminants may migrate towards the southern boundary and the existing watercourse that runs below the highway, potentially causing siltation and flooding. Silty run-off could also be directed towards the existing highway drainage system and public combined sewers in Floss Meadows. To proactively manage this risk, it is proposed that temporary works will be installed at the start of the construction phase. These works are included on RGP drawing RGP-2026-0032-45 (see Appendix A) and include the following measures:

- **Temporary Filter drain** – a 500mm wide by 1000mm deep stone-filled filter drain will be installed at the site entrance to Floss Meadows to act as a cut-off drain to prevent silty run-off spilling onto the local highway network. A temporary asphalt berm will be installed in front of

the filter drain to help slow down run-off and direct it into the filter drain. The performance of this solution will be monitored during the initial construction phase and after periods of wet weather and remedial action taken as required. At the end of the construction period the temporary filter drain will be removed and the access road reinstated and surfaced.

- **Temporary Bunding** – a 300mm high by 1000m wide earth bund will be formed along the southern boundary as indicated to prevent uncontrolled silty run-off entering the watercourse or impacting existing properties. The bund is to be formed with site-won, clay-rich material. Turf and topsoil shall be set aside during construction and re-laid on the bund, with any gaps filled with topsoil and seeded.
- **Temporary Stilling Basin & Silt Removal Measures** – It is proposed that the detention basin located in the south-west corner of the site, will be used throughout the construction phase as a temporary stilling basin for site run-off to be stored, treated and attenuated prior to discharge into the existing downstream watercourse. This basin is located at the lowest elevation within the development site and is in an ideal location to fulfil this function. Within the basin, there is a 300mm deep depression/aquatic bench, that will act as a silt trap to any surface water flows generated during the construction phase. In addition to this, it is proposed that temporary hay bales are installed in front of the 450mm outlet pipe, which will provide a natural filter to further remove any silt or detritus from the flows prior to discharge into the watercourse. The temporary hay bale barrier will be monitored regularly during construction and replaced as and when required.

The Contractor will undertake continuous monitoring of these temporary works once work has commenced and will take appropriate remedial measures as required.

3.4 LAYDOWN AREA

A designated laydown area will be identified in the Construction Traffic Management Plan to be prepared by Washington Homes. Site-won material shall be stored in this area for future use, all material is to be capped to protect stockpiles from the weather when not in use or if adverse weather is forecast.

All excess material shall be removed from site as required to a licensed tip or taken to an exemption site subject to the relevant testing. Some of the materials may be processed on site for re-use.

3.5 SIGNAGE / SITE DELINEATION

Prior to construction vulnerable areas shall be marked to exclude construction traffic. Sensitive areas include the location of the detention basin and private driveway areas as indicated on the site layout plans.

4 STAGE 2 - MAIN DRAINAGE & ACCESS ROAD CONSTRUCTION

4.1 ROAD CONSTRUCTION

Bulk earthworks for the main access roads shall be undertaken during the early stages of construction. Site strip is to be limited to the area under construction and associated dwellings. It is envisaged that the roads will be constructed to base/binder asphalt course and used as temporary running surfaces during construction. Final asphalt surfacing will be installed at the end of the construction phase.

4.2 DETENTION BASIN

The detention basin will be excavated and formed at the start of the construction phase and will be used as a temporary stilling basin for site run-off to be stored, treated and attenuated prior to discharge into the existing downstream watercourse. Towards the end of the construction phase, the basin will be remediated and any silt deposits removed before final re-profiling and finishing with site-won topsoil and seed. The performance of the basin will be monitored during the construction phase and any silt build-up removed as required.

The basin will also be inspected post-construction to ensure that its performance has not been compromised during construction due to silt build-up and/or compaction. Remedial works will be undertaken as required.

4.3 CONVENTIONAL HIGHWAY DRAINAGE

Road gullies and connecting pipework shall be installed during highway construction and shall be monitored and maintained during construction. Highway gullies and connecting pipework will be adopted by Cumberland Council under a S38 Agreement.

4.4 SWALE

The swale will be formed with side slopes no greater than 1 in 3 to the required depth. The swale will be finished with site-won topsoil and grass seed. Any silt build-up will be excavated and removed.

The swale should be inspected post-construction to ensure that its performance has not been compromised during construction due to silt build-up and/or compaction. Remedial works should be undertaken as required.

4.5 BELOW GROUND DRAINAGE

The proposed adopted foul and surface water drainage will be constructed beneath the access roads in accordance with the specification for Sewers for Adoption. All adoptable below ground drainage will be subject to inspection by the Adopting authority as required under a S104 Agreement prior to adoption.

4.6 GROUND PROFILING

Site strip is to be limited to the area under construction only. Selected site-won material is to be used wherever possible. Any imported material shall be of high permeability.

5 STAGE 3 - PLOT CONSTRUCTION

5.1 FOUNDATION & RETAINING WALL CONSTRUCTION

Plot construction shall commence in a phased manner and topsoil strip shall be minimised where possible. Foundations will comprise conventional concrete strip and trench footings.

Where required, external retaining walls in rear gardens and will be constructed in a phased manner as per Washington Homes' construction programme.

5.2 PLOT DRAINAGE

Plot drainage works will commence after the main sewers have been constructed and connections made as required. Private plot drainage will be constructed in accordance with Part H of the Building Regulations and will be subject to inspection by Building Control.

Drainage construction shall be undertaken in a timely manner. Once groundworks and external works are complete the area shall be seeded / landscaped as appropriate, and the plot connected to the drainage system as required. Silt traps and inspection chambers shall be monitored and maintained throughout construction. Pipework will be jetted and cleaned at the end of the works as required.

6 STAGE 4 - CONCLUSION OF MAIN WORKS

Following completion of the main works all SuDS systems and associated silt traps, flow control chambers and pipework is to be inspected, surveyed, and cleaned. Defects will be identified and rectified as soon as possible.

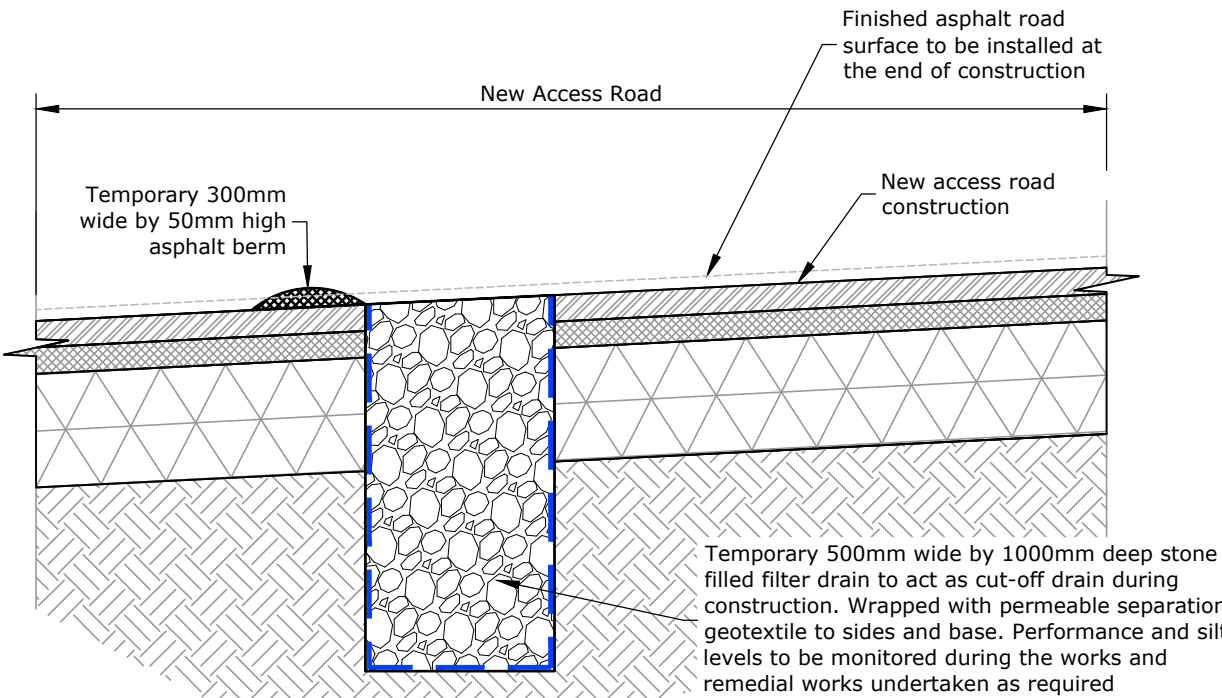
Thereafter, all SuDS components should be inspected and maintained in accordance with the recommendations listed within the SuDS Operation and Maintenance Plan prepared by RGP.

7 REFERENCES

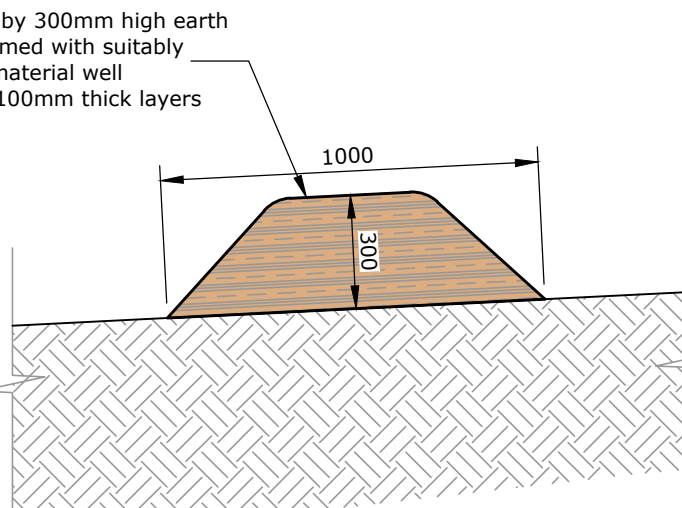
- [1] CIRIA, Guidance on the Construction of SuDS, Report C768, 2017

APPENDIX A

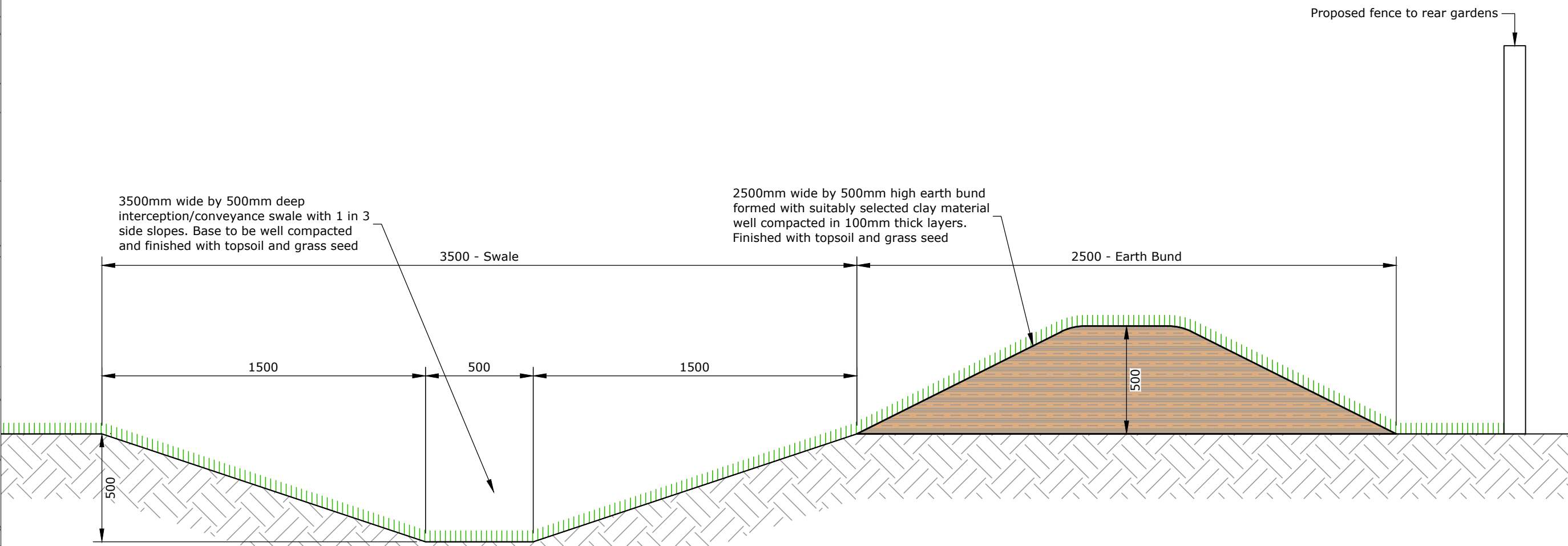
RGP DRAWINGS



Section A-A
Temporary Filter Drain & Berm
at Site Entrance
Scale 1:20



Section B-B
Earth Bund Along Southern Boundary
Scale 1:20



Section C-C
Permanent Swale and Earth
Bund Along Northern Boundary
Scale 1:20

General

1. This drawing should not be scaled - use figured dimensions only. If in doubt, ask.
2. All dimensions are in millimetres unless stated otherwise.
3. This drawing is to be read in conjunction with all relevant Architects drawings as well as all other drawings by RG Parkins (refer to RG Parkins drawing register).
4. The Contractor is responsible for verifying all dimensions on site prior to commencing works.
5. Any specified proprietary products are to be installed in strict accordance with manufacturers guidelines. No specified product should be substituted without gaining approval from RG Parkins.

Rev	Description	Date	Revised by	Checked by	Approved
Issue Purpose: Planning					
Do not scale from this drawing					

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Client: Washington Homes
Project: Floss Meadows, Cleator
Drawing Title: Proposed Works to Manage Runoff During Construction

Scale @ A1: 1:500
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