

Construction Surface Water Management Plan

Cleator Moor Innovation Quarter, Phase 2 – Industrial Solutions Hub (iSH)



Date: 03/07/2026
Prepared by: Gary Irving – Morgan Sindall Construction
V4P Ref: ISH-MSC-19-XX-T-RM-4007

Construction Surface Water Management Plan
Industrial Solutions Hub (iSH)

Executive Summary

Morgan Sindall have been appointed by Cumberland Council to undertake works associated with planning application 4/26/2132/OF1 which is being determined by Copeland Borough Council. The application is for: “the erection of a new building primarily for general industrial, office and research and development (E(g)(i), (ii) & (iii)), including associated car parking, hard and soft landscaping, associated infrastructure and biodiversity enhancements”.

The proposed development is to take place at the Former Spida Site, 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 10 set by Copeland Borough Council, Condition 10 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 10 of the planning application.

Contents

1 Introduction	4
1.1 Purpose and Scope	4
1.2 Aim of the CSWMP	4
1.3 Site Location	4
1.4 Site History	5
1.5 Description of the Works	5
1.6 Roles and Responsibilities	8
2 Surface Water Management	9
2.1 Site Drainage	9
2.2 Source, Pathway, Receptor Routes	9
2.3 Site Handover	9
3 Conclusions.....	11
3.1 Surface Water Drainage	11
3.2 Compliance with Planning	11

Revision History

Ver	Date	Section	Author	Amendments
1.0	03/07/2026	All	GI	First Issue

Abbreviations

CSWMP	Construction Surface Water Management Plan
MSC	Morgan Sindall Construction
EA	Environmental Agency
LLFA	Lead Local Floor Authority
NGR	National Grid Reference

Figures

Figure 1:	Site location (planning application boundary shown in red)
Figure 2:	Proposed site layout during construction

Table

Table 1:	Typical plant and machinery at any one time
Table 2:	Control measures

1. Introduction

1.1. Purpose and Scope

Morgan Sindall Construction (MSC) are required to produce a Construction Surface Water Management Plan (CSWMP) to discharge planning Condition 10 with Copeland Borough Council in relation to planning application reference number: 4/26/2132/OF1.

MSC have been appointed by Cumberland Council to carry out works associated with the planning application that permits the construction of a new building including car parking, hard and soft landscaping and associated infrastructure and biodiversity.

The proposed development is to take place at the Former Spida Site, 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 10 which states:

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

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 01707 15553. The site covers an area of approximately 1.316ha.

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).

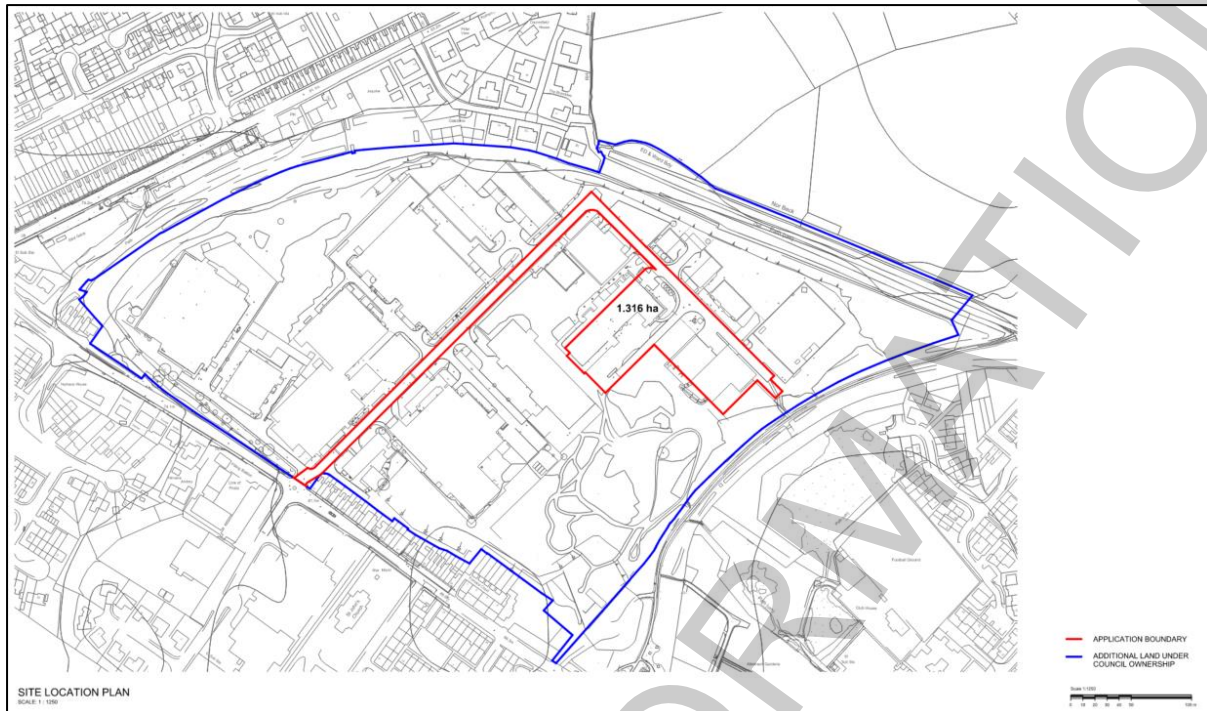


Figure 1 – Site location (planning application boundary shown in red).

1.4. Site History

The site has been utilised for industrial uses for many decades and was formally laid out as an Industrial Estate in the 1940s.

It has undergone an extended period of decline, culminating with the gradual demolition of circa 40-50% of the buildings on the site. The Estate currently accommodates approximately 20 industrial warehouse units of varying sizes of standard commercial construction, including brick, corrugated iron, and prefabricated steel frame.

The application site has an area of 1.316ha comprising of tarmac, concrete floorplates from earlier demolished units and areas of grass/scrub land. It is surrounded by industrial, commercial and residential buildings in addition to agricultural land with Nor Beck running around north and west of the whole industrial estate.

1.5. Description of the Works

The site includes the construction a new building primarily for general industrial, office and research and development, including associated car parking, hard and soft landscaping, associated infrastructure and biodiversity enhancements.

It is intended to provide flexible, high-quality accommodation for start-up and early-stage businesses operating within the engineering, clean energy, nuclear, and related innovation sectors. The building will act as a focal point for collaboration, innovation, and business growth, complementing existing tenants on the industrial estate and the adjacent developments on Plots 9 and 12.

The proposed building is a duo-pitch construction and roughly rectangular on plan over an area of circa 47m x 33m. The building is split over a ground-floor and first-floor, with a double height space positioned centrally within the structure. Curtain walling / glazing comprises the building envelope.

Substructure

Taking account of the ground conditions and surveys carried out on the adjacent land for the development on which Plots 9 and 12 will be sited, piled foundations are considered the most appropriate substructure solution for the proposed HUB building. With the superstructure supported by a coordinated system of pile caps and ground beams.

Superstructure

Due to the large clear spans required for the roof, the main structure lends itself to a steel portal frame construction. With the building envelope comprising deflection-sensitive curtain walling / glazing.

The first-floor is proposed to comprise a composite metal deck system, spanning between the steel frame with a reinforced concrete slab.

The roof structure is proposed to consist of cold-rolled steel purlins, spanning between main portal frame rafters to support the roof covering and PV panels.

Drainage – Surface Water

It is proposed that the existing surface water network located within the proposed development boundary will be abandoned and either grubbed up or grouted. A new surface water network is to be installed to suit the proposed site. This new network will be designed to cater for the 1:100 year storm event with an additional 50% allowance for climate change. The proposed network is to flow via gravity and ultimately discharge to Norr Beck, via the Plot 9 and 12 surface water drainage infrastructure throughout the site.

Drainage – Foul Water

It is proposed that the existing redundant foul water network located within the proposed development boundary will be abandoned and either grubbed up or grouted. A new foul water network is to be installed to suit the proposed site. It is proposed that foul water drainage for the new development be collected within a network of below ground pipes and flow under gravity to connect to an existing foul water sewer that will be installed as part of the adjacent Plot 9 and 12 works.

External Landscape

It is proposed that the external landscaping is to include a variation of soft and hard landscaping features. New permeable block paved car parking is to be incorporated into the hard landscaping design. It is proposed that all areas of landscaping around the building be designed to direct water flows away from the building and towards the drainage network or areas of soft landscaping. It is proposed that levels along the site boundaries tie in with existing levels of adjacent buildings and hard landscaping.

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
Piling Rig	1
Static / Mobile Agitator	1
Crane	1
Excavators	2
Dumpers	2
Cherry pickers	2
Telehandler	1
20t lorries	2

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.

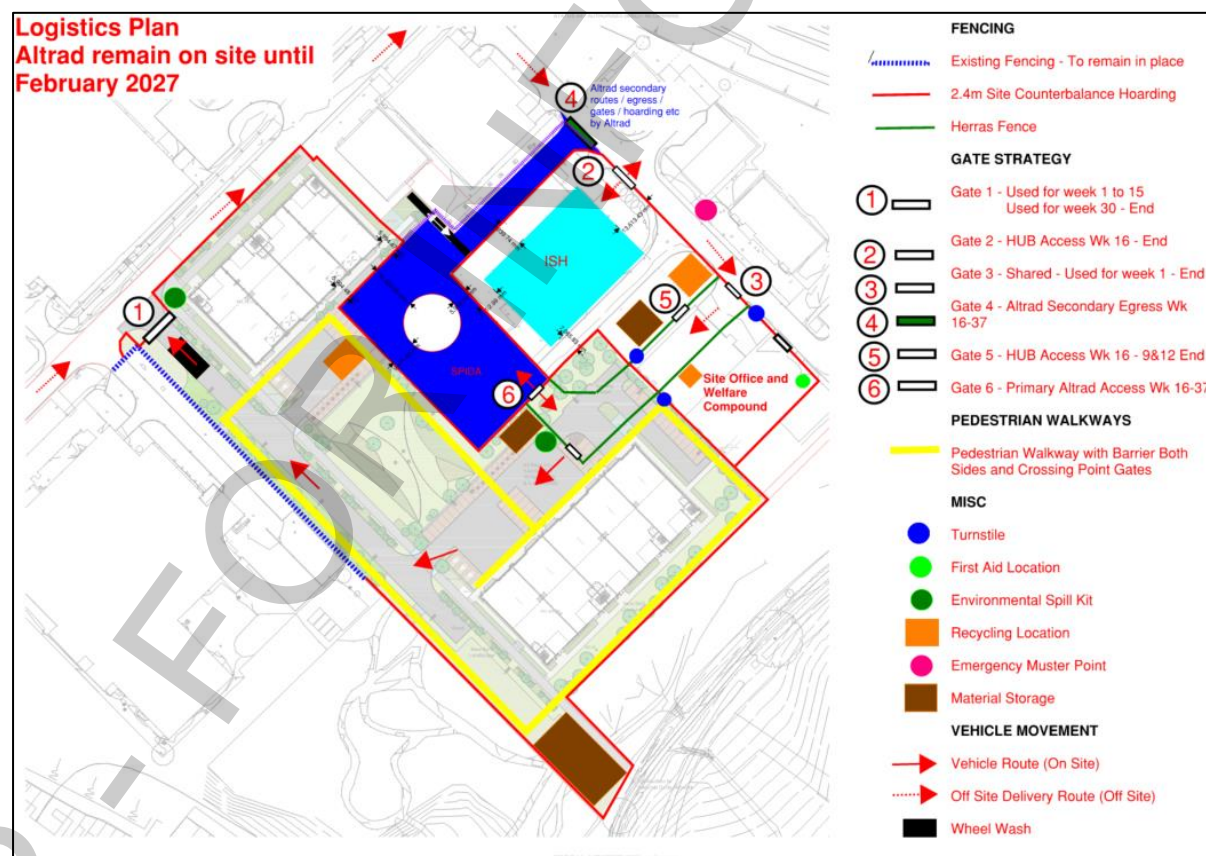


Figure 2: Proposed site layout during construction.

1.6. Roles and Responsibilities

A Project manager will be appointed to oversee the works and take overall responsibility for effective implementation of the CSWMP with support from the Site Manager. 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 Project / Site Manager, should they identify any issues or potential issues.

The Project / 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, Receptors 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 the ground and overland flow.	Nor Beck, soil and groundwater.	Reduced water quality within Nor Beck impacting on flora and fauna. Contamination of soils and groundwater	Machinery will be maintained in accordance with manufacturer guidelines and subject to regular maintenance checks. Machinery will be stored on an impermeable surface away from any drainage routes. Machinery will be removed from site when no longer required. Fuel will be stored in double bunded tanks away from any drainage routes. Fuel tanks will be protected from accidental collision. Refuelling will be carried out on a designated impermeable area away from any drainage routes. Drip trays will be used when refuelling. Spill kits and plant nappies will be available on site and contractors made aware of where they are stored and how to use them.

				Gully protectors will be installed on all surface water gullies and maintained/replaced in line with manufacturer guidance.
Site runoff	Pollutants (suspended solids, hydrocarbons etc.) carried in surface water runoff from the site via existing drainage routes as well as overland flow.	Nor Beck	Reduced water quality within Nor Beck impacting on flora and fauna.	Concrete washout will be carried out in a designated area with appropriate containment and away from any drainage routes. Gully protectors will be installed on all surface water gullies and regularly changed in line with manufacturer guidance. Runoff will be prevented from leaving site except through existing surface water gullies. Bunds should be utilised to facilitate this. Should any contamination be found during excavations, this material will be removed from site immediately. A wheel wash facility will be located at the site exit to prevent the tracking of mud off site. A road sweeper will be used to remove mud / debris from paved areas of the site as and when required.
Dewatering	Pollutants (suspended solids, hydrocarbons etc.) carried in surface water runoff from the site via existing drainage routes as well as overland flow.	Nor Beck	Reduced water quality within Nor Beck impacting on flora and fauna.	Piled foundations are to be used on site, reducing the need for dewatering. Sediment filters will be utilised prior to any water from excavations being discharged from site.

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 10.

Version 1 Produced by

Name: Gary Irving

MSC Project Manager

Signature: Gary Irving

DN: C=GB,
E=gary.irving@morgansindall.com,
O=Morgan Sindall Construction,
OU=Construction, CN=Gary Irving
Date: 2026.07.08 15:53:25+01'00'