DECISION DELEGATED TO HEAD OF PLANNING

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Application No:	**H05-0763-21**	**Applicant:**	**Nigel Morris Builders Ltd.**
Proposal:	Details of construction management and ecology management scheme (Conditions 6 &10 of H05-0389-21)		
Location:	North Of Fleet Road Holbeach Spalding		
Terminal Date:	22nd October 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
28	The Natural Environment
30	Pollution

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
Section 12. Achieving well-designed places.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This application is to discharge conditions 6 &10 of H05-0389-21 (details of construction management and ecology management scheme).

Site Description

The site is located on the northern side of Fleet Road and is currently agricultural land. A drain and footway run along the frontage. Open land is located to the north. Trees are located on the eastern and western fringes of the site.

A new estate (Grimwood Close) is situated to the west and land associated with 63 Fleet Road to the east behind a high Leylandii hedge. Residential development is situated opposite.

History

H05-0469-16 - O/A - Residential development - Withdrawn 22 August 2016.

H05-0438-17 - O/A - Residential development 5 dwellings (re-submission of H05-0469-16) - Granted 27 July 2017.

H05-0793-18 - O/A - Residential development of up to 5 dwellings - Granted 8 October 2018.

H05-0389-21 - Full - Erection of 5 dwellings - Granted 16 June 2021.

Consultation Responses

LCC Highways/SUDs - Does not wish to restrict the grant of permission.

Environmental Protection (Noise) - No objections.

Planning Considerations

Condition 6 (Construction Management) - The application is accompanied by a Construction Management Plan which sets out a contract programme, working hours, access for materials, contractors parking, work access areas, etc.

It specifically states the following:

Hours of work will be 7:00am till 5:00pm Monday - Friday and 8:00am till 4:00pm Saturday. No works to be carried out on Sundays, with the exception of emergency works in the interests of safety.

All contractor's and visitor vehicles will be parked within the site in a designated area (initially Plot 3). All hardstanding areas will be constructed using permeable material. Delivery of materials will be offloaded to the designated secure compound. All deliveries to take place during the working hours of the site and delivery vehicle engines must be turned off during unloading.

A hardstanding will be constructed upon Plot 3 which will initially be designated for parking and unloading this will constructed using permeable material. The site will be dampened down whenever there is an extremely dry spell of weather to prevent and nuisance from dust.

LCC Highways and Environmental Protection have been consulted and raise no objections.

Condition 10 (Ecology Management) - The scheme includes mixed species hedging and the installation of Swift nesting boxes. It is considered acceptable.

Conclusion

That conditions 6 &10 of H05-0389-21 be discharged.