

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H13-0511-24 **Applicant:** Allison Homes East
Proposal: Details of construction management scheme (Condition 7 of H13-1215-18)
Location: Land North Of Roman Road Moulton Chapel Spalding
Terminal Date: 1st August 2024

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
30 Pollution
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework 2023

Section 2. Achieving sustainable development.
Section 3. Plan-making.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

Condition 7 of H13-1215-18 (Details of construction management scheme) has previously been discharged (ref. H13-0709-23). This application is essentially to re-locate the site compound, car parking area, material storage area, etc and include more specific details of wheel washing facilities.

Site Description

The site (some 3.9 ha) is located on the northern side of Roman Road and was formerly agricultural land. A drain runs along its northern boundary with agricultural land beyond.

Frontage dwellings are located to the south off Roman Road, including nos. 52 and 58 adjacent the new access roadway. Land associated with Greystones is situated to the east and residential development off Braybrooks Way, Wiles Avenue and Benton Close to the west.

History

H13-1215-18 - Full - Erection of 86 dwellings and associated works - Approved 8 March 2021.

H13-0846-21 - Cond Comp - Details of external materials, boundary treatment & construction management (Conditions 3, 5 & 7 of H13-1215-18) - Withdrawn 10 October 2022.

H13-0977-21 - Cond Comp - Details of scheme to deal with contamination, estate road & footways, surface water drainage & foul water drainage including connection points & discharge rates (Conditions 9, 15, 16 & 17 of H13-1215-18) - Withdrawn 10 October 2022.

H13-1082-21 - Cond Comp - Details of existing & proposed site levels & floor levels and hard surfaced areas (Condition 6 of H13-1215-18) - Refused 9 June 2022.

H13-0352-22 - Cond Comp - Details of scheme of landscaping and means of storage & disposal of refuse & recycling (Conditions 4 & 12 of H13-1215-18) - Withdrawn 13 October 2022.

H13-0606-22 - Cond Comp - Details of existing & proposed site levels & proposed floor levels of the buildings & hard surfaced areas (Condition 6 of H13-1215-18) - Withdrawn 13 October 2022.

H13-0876-22 - Cond Comp - Details of archaeological investigation. (Condition 20 of H13-1215-18) - Withdrawn 18 October 2022.

H13-0988-22 - Cond Comp - Details of external materials, landscaping, boundary treatments/screening, existing and proposed site levels/floor levels, construction management, contamination and pollution, storage and disposal of refuse and recycling, estate road and footways finished surface levels, surface water drainage scheme, foul water drainage works and archaeological investigation. (Conditions 3, 4, 5, 6, 7, 9 (parts i-iii), 12, 15, 16, 17 & 20 of H13-1215-18) - Refused 22 March 2023.

H13-0709-23 - Cond Comp - Details of external materials, landscaping, boundary treatments & screening, existing & proposed site levels & floor levels, construction management, contamination & pollution, storage & disposal of refuse & recycling, estate road & footways finished surface levels, surface water drainage scheme, foul water drainage works & archaeological investigation (Conditions 3, 4, 5, 6, 7, 9 (parts i-iii), 12, 15, 16, 17 & 20 of H13-1215-18) - Approved 5 October 2023.

H13-1111-23 - Cond Comp - Details of management plan for publicly accessible open space and details of equipped children's play area (Conditions 10 and 11 of H13-1215-18) - Approved 7 March 2024.

H13-0483-24 - Erection of 86 dwellings and associated works - approved under H13-1215-18. Modification of Condition 2 to allow amendments to previously approved plans - Under consideration.

Consultation Responses

LCC Highways/SUDs

No objections.

Public

One objection received (main points outlined below);

There is no room in the local school, no shops, doctors, dentist. Where is food going to be grown and we don't want another ski slope.

Planning Considerations

Condition 7 of H13-1215-18 (Details of construction management scheme)

The application is accompanied by a construction management plan which includes the following details:

Site Working Hours - To be 7.30am - 5.00pm Monday to Friday, Saturday 8.30am - 1.00pm. No Sunday or Bank Holiday working. Materials suppliers are to be instructed not to arrive to site prior 7.30am to avoid disturbance to neighbours or potential highway obstruction.

Noise Management - The site manager shall monitor noise pollution across their site at all times. Where practically possible, quiet equipment shall be used. Machinery and equipment should only be used for the required time. Vehicles shall not be revved and engines shall not be left running when not required to be in operation.

Control of Dust - Where dust issues are likely to occur, for example when cutting and excavating, dust suppression and use of RPE (respiratory protection equipment), and where appropriate wetting practices should be implemented. The condition of site haul routes shall be monitored. Mud is not to be taken onto public roads. Road sweeping and road wetting to be implemented as required.

Light Pollution Management - The use of externally facing lighting is not envisaged. Site manager to monitor for change and review.

Complaints Procedure - The site managers details are provided on site. Alternative contact to be made direct to Larkfleet Homes Head Office, the site manager will be alerted and any necessary action will be taken.

The entrance to the site has already been constructed with a permanent surface and a material storage area provided, along with a compound and car parking area for workers. A Tornado Cold Water pressure washer is to be utilised and used on construction vehicles leaving the site where necessary. LCC highways have raised no objections on highway safety grounds.

The proposed details are considered to be satisfactory and in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

Other Matters - An objection has been lodged. However, the points of objection were previously addressed as part of previous applications (ref. H13-1215-18 and H13-0709-23).

Conclusion

That condition 7 of H13-1215-18 be re-discharged.