Planning Condition Discharge Submission

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Site Address: Land off Fulney Lane North
Date: 12 February 2026

1. Introduction

This Construction Management Plan (CMP) has been prepared by Octane Construction to discharge the pre-commencement planning condition requiring a detailed scheme of construction management to minimise disturbance arising from noise, dust, vibration and smoke during the construction phase.

Octane Construction will act as Principal Contractor and will be responsible for the implementation and monitoring of all measures contained within this document for the full duration of the build programme.

This document also incorporates a Construction Traffic Management Statement detailing how:

- Construction traffic
- Site personnel vehicles
- Materials deliveries
- Site accommodation and compound areas

will be managed to safeguard highway safety, maintain the free flow of traffic along Fulney Lane North, and protect neighbouring residential amenity.

All works will be undertaken in accordance with:

- The approved Proposed Traffic Management Plan (TMP)
- This Construction Management Plan
- Policies 2 and 3 of the South East Lincolnshire Local Plan (2019)

2. Approved Traffic Management Plan (TMP)

The Proposed TMP (submitted with the planning application) demonstrates:

- The approved vehicular access from Fulney Lane North
- Internal circulation routes and turning areas
- On-site parking provision
- The defined red line boundary
- Internal pedestrian footpath and crossing arrangements
- Bridlepath shall be maintained throughout the construction phase, should this not be possible a request for a diversion shall be put in place.

Octane Construction will ensure that all site operations accord with the approved layout.

3. Construction Access and Highway Safety

3.1 Site Access

All construction vehicles associated with Octane Construction will access the site via the approved access point onto Fulney Lane North, as shown on the submitted layout drawing.
The following measures will apply:

- Vehicles will enter and exit the site in forward gear where practicable.
- A trained banksman will supervise delivery vehicles where necessary.
- No reversing onto Fulney Lane North will be permitted.
- The public highway will not be obstructed at any time.

Octane Construction will brief all subcontractors and delivery drivers on these access arrangements prior to attending site.

3.2 Internal Turning

The approved layout demonstrates adequate internal turning space to enable delivery and construction vehicles to manoeuvre safely and exit the site in forward gear.

All construction vehicles will utilise these designated internal turning areas. No turning movements will take place within the public highway.

3.3 Maintaining Free Passage Along Fulney Lane North

To ensure uninterrupted traffic flow and highway safety, Octane Construction will ensure:

- No materials, plant, or skips are stored within the public highway.
- Delivery vehicles do not wait or queue on the carriageway.
- Any mud or debris tracked onto the highway is removed immediately.
- Road sweeping equipment is deployed as necessary.

4. Construction Personnel Parking

As indicated on the approved layout, parking areas are provided within the site boundary.
During the construction phase:

- Operatives will park within the site where space allows.
- Parking will not obstruct the landscaped frontage.
- Car sharing will be encouraged where possible.
- All personnel will be instructed not to park along the residential frontage of Fulney Lane North.

Octane Construction will monitor compliance as part of its site management procedures.

5. Site Compound and Material Storage

The construction compound will be located wholly within the site boundary and positioned away from the highway.
The compound will include:

- Welfare facilities for site staff
- Secure material storage areas
- Designated waste skips

No site accommodation, storage, plant or materials will be positioned outside the red line boundary.

6. Noise Management

To protect neighbouring residential amenity, Octane Construction will:

- Operate in accordance with BS 5228 (Code of Practice for Noise and Vibration Control on Construction Sites).
- Restrict working hours to:
  - Monday–Friday: 07:30–18:00
  - Saturday: 08:00–13:00
  - No working on Sundays or Bank Holidays
- Prohibit radios or amplified music on site.
- Ensure vehicle engines are switched off when not in active use.

7. Dust, Smoke and Air Quality Control

Octane Construction will implement the following mitigation measures:

- Damping down of working areas during dry conditions.
- Sheeting of delivery vehicles transporting loose materials.
- No burning of waste materials on site.
- Stockpiles kept to a minimum practicable height.
- Provision of hardstanding at the site access to reduce debris tracking.
- Road sweeping as required.

8. Vibration Control

- Low-impact construction methods will be employed where practicable.
- Any piling (if required) will utilise the least disruptive methodology appropriate to ground conditions.
- Works will be monitored where necessary.

9. Community Liaison

Octane Construction is committed to maintaining positive relationships with neighbouring residents.

- The Site Manager's contact details will be provided to adjacent residents prior to commencement of development.
- Any complaints received will be recorded, investigated and addressed promptly.

10. Compliance Statement

The development shall be carried out strictly in accordance with:

- The approved Proposed TMP
- This Construction Management Plan prepared by Octane Construction

No deviation affecting highway safety or residential amenity shall take place without the prior written approval of the Local Planning Authority.

11. Conclusion

This Construction Management Plan demonstrates that:

- Construction traffic will be safely managed via the approved access onto Fulney Lane North.
- Free passage along Fulney Lane North will be maintained at all times.
- Noise, dust, vibration and smoke will be appropriately controlled.
- Residential amenity will be protected throughout the construction phase.

The proposals therefore comply with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019).