sharman architecture

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Project:	Land at 59 Westlode Street. Spalding. PE11 2AE.
Planning:	Planning conditions.
Date:	22nd August 2026.

Planning permission reference no:
H16-2095-23
Dated 26th MAY 2026

Condition C6:

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be submitted to, and approved in writing by, the Local Planning Authority.
The Construction Management Plan and Method Statement shall indicate measures to mitigate against the adverse impacts of vehicle movements and vehicle parking and shall include;
- the phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- the loading and unloading of plant and materials;
- the storage of plant and materials used in constructing the development;
- wheel washing facilities;
- a strategy stating how surface water run off on and from the development will be managed during construction

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Answer.
Please refer to the following enclosed details.

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Construction Management Plan – 2 New dwellings

1. Project Overview

- **Project:** Erection 2 number 1.5 storey dwellings
- **Location:** Land to the rear of 59 Westlode Street. Spalding. PE11 2AE
- **Client:** Mr Ian Bird. T J Electrical.

2. Site Constraints & Existing Conditions

- Foreword:
  This conditions application refers to the full planning permission received for the erection of two dwellings on land situated to the rear of No.59 Westlode Street, Spalding under planning application H16-0295-23 and dated the 26th May 2023.
  Prior to that under planning application ref: H16-0816-17, planning permission was granted in December 2017 for the demolition of No.59 - an existing end-terrace property - and the re-development of the site to form a total of 6 number flats.
  That development has commenced with the foundations having been laid to plot 6 and approved by the Building Control body responsible for the site within the time frame allowed by the planning approval.
  At the moment the existing house has been retained and will be the last part of a phased development.
  In this case:
  Phase 1 will be the erection of plots 7 and 8 (which are the subject of this conditional application)
  Phase 2 will consist of the erection and completion of plots 4, 5 and 6.
  Phase 3 will be the demolition of the existing dwelling and the construction and completion of the 3 flats plots 1,2 and 3.
  The condition application for the remaining plots (plots 1 to 6) will be made before the end of September 2026
- The existing access is off Westlode Street, which is suitable for all types of goods vehicles.
- The site sits to the Northern Part of the Old Town and is approximately 60 metres West of the River Welland.
- Access is from the existing access point off Westlode Street, which was formerly the access to the rear of 59 Westlode Street.
  The entrance will be enclosed by Heras fencing to restrict the publics access to the site.
- From this point onwards the rear of the site in question access will be over a temporary vehicle and pedestrian hardcored area.
- The land is bordered on all sides by residential dwellings.

- There are no known ecological constraints; any identified features (trees, habitats) to be protected.
- Existing utilities are to be identified via PAS 128 survey. Statutory plans to be held on site.

3. Site Establishment

- As this is an existing site and the proposals are enclosed on all sides by existing walls, buildings and fences secure perimeter fencing will not be required except at the entrance and to the side of the low level wall to the adjacent Quaker building.
- The controlled access gate with signage, allows for entry to workmen and visitors alike. From here the workforce will be directed to the works area in question, for check in purposes. The main contractor will be provided with safety and access details prior to the start of the contract and will adhere to this throughout.
- This Plan will provide for the basis of that induction to the site and works.
- Welfare facilities will be provided by the main contractor with regards to toilets, drying room, canteen, and site office.

4. Construction Traffic Management

- **Access & Egress:**
  - All construction traffic to enter/exit via the existing access.
  - Banksman to be present during deliveries and plant movements.
- **Routing:**
  - HGVs are to be routed via main distributor roads and no use of residential streets unless unavoidable, (except for those used in the access route plan.)
- **Delivery Management:**
  - Pre-booked delivery slots are to be used so as to minimise the waiting on the public highway.
  - Peak-hour restrictions (08:00–09:00 and 15:00–16:00) if near residential/school areas, which in this case the works are not.
- **Vehicle Controls:**
  - Engines to be turned off when stationary.
  - A wheel-wash facility is to be provided at the site entrance area to prevent mud tracking.

5. Parking & On-Site Vehicle Arrangements

- Contractor parking within site boundary is not a choice due to the site constraints. Therefore all parking will be off site during the works.
- An area has been located on the street frontage for access and off loading smaller vehicles as shown on the photograph below.
- The pedestrian pathway has been segregated and will be maintained free of encumbrance throughout the contract. This will be noted in the contractors/ applicant’s safety plan.
- Any large plant movements within the site are to be controlled by a trained banksmen.



6. Materials Handling & Storage

- Designated laydown areas for most materials can be accommodated in the sectioned area as shown in the picture above and then moved by forklift or hand to their storage place within the site
- No hazardous materials are envisaged but if necessary to be stored in bunded, locked containers.
- Lifting operations planned under LOLER **(Lifting Operations and Lifting Equipment Regulations 1998**) with certified lifting equipment.
- Safety registers to be filled in weekly by a certified operator.
- All materials stored to prevent wind uplift and contamination.

7. Construction Phasing

1. **Site setup & enabling works**
2. **Groundworks & foundations suspended floors & drainage**
3. **Superstructure, scaffolding, roofing and tiling installation**
4. **Internal Carpentry, Mechanical, Electrical & Plumbing) installation followed by plastering**
5. **Internal fit-out & decoration**
6. **External works, cycle store.**
7. **Temporary pedestrian access way with site segregation, lighting from the dwellings and on to the front of the site and public pathway.**
8. **Commissioning.**

Each phase controlled under RAMS (Risk assessment & Method statement) and monitored by the Principal Contractor.

8. Noise, Dust & Vibration Control

- **Noise:**
  - Working hours: 08:00–18:00 Mon–Fri; 08:00–13:00 Sat (no Sunday/Bank Holiday work).
  - Silenced plant to be used; no unnecessary machine revving.
- **Dust:**
  - Water suppression to be used during groundworks where necessary.
  - Skips to be covered and all loose materials to be sheeted.
- **Vibration:**
  - Monitoring if works occur near sensitive receptors.
  - Low-vibration tools preferred.

9. Waste Management

- Site Waste Management Plan (SWMP) implemented.
- Segregation of waste streams: timber, metal, inert, packaging.
- Licensed carriers only; transfer notes retained.
- Target diversion from landfill: **>90%**.

10. Environmental Protection

- Spill kits at fuel and plant storage areas.
- No refuelling within 10 m of drainage channels.
- Silt control measures for surface water.
- Protection of any retained trees per BS 5837. This applies to the overhanging tree to the rear of Plot 7. The cycle store in this location will be erected using a no dig method.

11. Health & Safety Management

- Full CDM 2015 compliance.
- Site induction mandatory for all personnel.
- Daily briefings and toolbox talks.
- Emergency procedures displayed at site entrance.
- First-aid trained personnel always present.

12. Security

- Fenced perimeter with locked gates outside working hours exists.
- All plant immobilised or locked overnight.

13. Community & Stakeholder Liaison

- Contact details for company displayed at works area.
- Complaints logged and responded to within 48 hours.

14. Monitoring & Compliance

- Weekly inspections by Principal Contractor.
- Monthly compliance review with client and PD.
- CMP updated if site conditions or programme change.

15. Completion & Demobilisation

- Removal of temporary works, fencing, and welfare if located within the plots
- Final clean and reinstatement of any affected adjacent areas.
- Provision of temporary pedestrian way from plots to front of site. To be segregated from site, well lit and no trip hazards.
- Handover documentation including operating and maintenance manuals and as-built drawings.

16. Surface Water Run-Off Management Strategy (Construction Phase)

1. Purpose of the Strategy

To ensure that **no uncontrolled surface water run-off**, silt, debris, or contaminated water leaves the site during construction, and that temporary drainage arrangements prevent flooding, pollution, or nuisance to neighbouring land, highways, or watercourses. This strategy covers **all phases of construction**, from initial groundworks to final surfacing.

2. Key Principles (as required by SuDS Standard 7)

- Run-off must be **contained within the site boundary**.
- Temporary drainage must be designed to **manage everyday rainfall and extreme events**.
- Measures must prevent **pollution, sediment transport, and water quality impacts**.
- Systems must be **maintained throughout construction** and adapted as works progress.

3. Construction-Phase Drainage Measures

Temporary Perimeter Controls

- Install bunds, silt fences, or soil berms around the site boundary to prevent run-off leaving the site.
- Use gravel-filled trenches or temporary swales to intercept and slow run-off.
- Protect adjacent land, highways, and drainage ditches from sediment-laden water.

On-Site Water Capture & Attenuation

- Provide temporary attenuation areas (e.g., excavated basins, lined pits, IBC tanks) sized to hold peak rainfall events.

Management of Groundworks & Stockpiles

- Locate soil stockpiles away from boundaries and watercourses.
- Cover stockpiles during wet weather to reduce sediment wash-off.

Protection of Existing Drainage Systems

- Seal or cap existing drains until permanent systems are installed.
- Any temporary connection to public sewers must be agreed with the sewerage undertaker.
- No contaminated water may enter surface water drains.

Pollution Prevention

- Store fuels, oils, and chemicals in **bunded areas** with 110% capacity.
- Provide spill kits and train staff in spill response.
- Prevent concrete washout water from entering the ground — use **designated washout areas**.

Highway Protection

- Install **wheel-wash facilities** or hardstanding to prevent mud tracking onto the highway.
- Sweep roads as required to prevent blocked gullies and run-off issues.

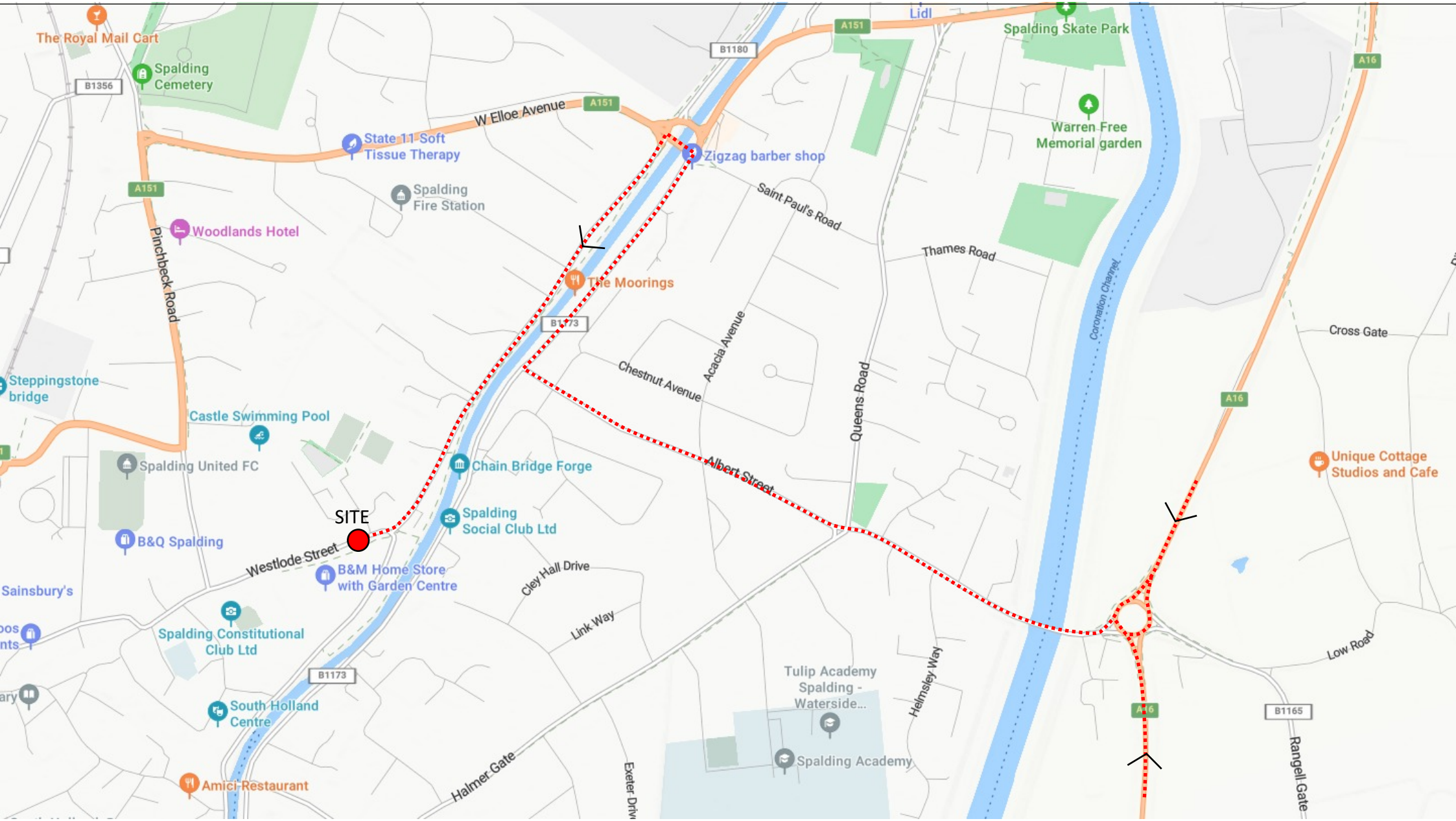
Extreme Weather Protocol

- Suspend earthworks during heavy rainfall where run-off cannot be safely managed.
- Inspect all temporary drainage after storms and reinstate capacity immediately.

Monitoring & Maintenance

- Daily inspection of silt fences, bunds, and temporary drainage channels.
- Weekly inspection of attenuation areas and settlement tanks.
- Immediate repair of any damaged containment measures.
- Maintain a **site log** of inspections and corrective actions.

LAND AT 59 WESTLODE STREET. SPALDING. PE11 2AE



SITE DELIVERY ROUTE

PLANNING CONDITIONS APPLICATION