



Site Management Plan

In Support of Application Ref: H23-0080-19

Change of use of part of site to builder's yard (sui generis)

**Off Millgate,
Whaplode,
Spalding,
Lincolnshire,
PE12 6RT**

Introduction

This site management plan has been prepared in support of the Planning Approval ref: H23-0080-19 for the Change of Use of part of the site, 'off Millgate, Whaplode', to builder's yard (Sui Generis). A site management plan has been requested by way of Condition 7 of the original approval dated 22nd July 2019. This document will outline how the site is to be managed and how those details are then to be enforced in order to minimise disturbance to the surrounding area through noise, dust and vibration.

Background

The application for the Change of Use of part of the site to builder's yard was approved in July 2019 and was implemented following that date and the site is now used by a local construction company. Through necessity the company moved into the site and through the upheaval of moving site and operating from a new location the site management plan was not produced at the time, however a number of operational restrictions were implemented which will be detailed later in this document.

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Vehicle Movements

The site will have very little traffic movement throughout the day, typically workers will arrive at 8am on Monday to Friday in their own cars and park in the allocated parking area within the site, they will then take their work vehicle and leave the site, generally ensuring that everything needed for the day is loaded on to the vehicles before leaving. They will then return at the end of the day, around 5-5:30pm to leave the work vehicles and return home in their own cars.

There will be very few deliveries made to the site, typically delivery of materials will be arranged to be delivered directly to their required building sites to avoid large amounts of material storage in the yard. If on the odd occasion a delivery is made to the yard it will be made by van and it would then be taken to site by a member of staff in one of the works vehicles.

There will be a skip on site at all times for any materials that cannot be disposed of on the specific building sites. This waste will be brought to the yard at the end of the working day and emptied in to the skip before leaving for the day. The skip will be replaced periodically when required which will result in a larger skip lorry travelling to and from the yard but this will be at irregular intervals and this will be arranged in advance to avoid any congestion on Millgate.

Control of noise, vibration and dust

As mentioned previously there will generally be very few people in the yard during the day, the busiest times being at the start and end of the working day where staff will be changing vehicles and heading out to their respective sites. Typically, this will be a limited time of the day and there will be very few people there the rest of the day meaning there is very little cause for any noise disturbance. If a delivery is made to the yard or a skip is changed there will be a member of staff to supervise but given that these activities will be very limited and the duration of each is minimal it is not expected that there will be any noise disturbance caused.

The yard has areas of hard standing and gravel where vehicles will park, and this will be maintained by the operators. The skips on site will be confined to one location and the waste will be stored in the skip only, nowhere else on site. There is very little reason for any disturbance to be caused by dust, the low level of traffic movements within the yard and the careful storage of waste will keep this to a minimum and with the maintenance of the site there is no reason for dust to accumulate. If there are to be any minor works that are likely to cause an excessive amount of dust carried out in the yard, then water will be used to suppress this so that it does not cause any disturbance to the neighbours. If there are to be any works that would result in large amounts of vibration, of which there are likely to be very few, these will be carried out well away from the neighbouring boundaries in order to minimise the potential of causing any disturbance.

Method Statement

Traffic movements to and from Millgate will be closely monitored and there will be signposts giving directions in to and around the yard from this point so that there is to be no confusion for any visiting vehicles that may result in congestion on Millgate. Any delivery drivers to site will be given all information before travelling to ensure they do not cause any issues whilst travelling to the site. If, in the very unlikely occasion of multiple non staff vehicles are present on site at the same time, the

entrance and exit will be monitored in order to avoid any congestion within the yard itself to ensure there is no inconvenience to the neighbouring businesses and residents.

Staff vehicle movements will be limited, generally, to twice a day and this will be at specific times so the movements can easily be monitored and changed if found to be causing any disturbance or congestion.

Members of staff are to be given an induction when they first start their employment and any existing staff will be given the same information, all of which will be updated and reissued on a semi regular basis. This is to ensure that the site rules and details mentioned in this document are followed and are encouraged. It will be the responsibility of the management to ensure that the rules are followed and that the yard is kept tidy and suitable to minimise the impact on neighbours. This will include the discussion with neighbouring residential properties and commercial units to address any potential issues and the maintaining of roadways in and around the site if necessary.