

SUMMARY OF APPLICATION

Application Reference	B/21/0097/CD1
Application Type	Discharge of Condition
Proposal	Application to approve details relating to Condition 3 (Pollution reduction) and Condition 4 (Construction Management Plan) on approval B/21/0097.
Location	Land west of Millview, Donington Road, Kirton End, Boston PE20 1NX
Applicant	Mr James Duffy, S L Developments Ltd
Agent	Clive Wicks, Clive Wicks Associates
Target Decision Date:	1 July 2021
Statutory Expiry Date:	30-Jul-2021
Extension of Time:	-----
Recommendation	DISCHARGE Conditions 3 and 4
Report by:	Simon Eldred
Date:	22 nd July 2021

Officer Appraisal / Comments:

Reserved matters (B/21/0097) were approved on 14th May 2021, following outline approval B/18/0346 for residential development of up to 8 dwellings at land west of Millview, Donington Road, Kirton End, Boston, PE20 1NX.

Condition 3 required the approval of measures that aim to reduce pollution and promote renewable and low carbon energy (including measures such as facilities for EV car charging) and details relating to the timing of their implementation, before development could commence above slab level. Details have now been submitted showing that each dwelling will be provided with an E.V. charging point situated in its garage. It is considered that the submitted details adequately fulfil Condition 3's requirements, and the Borough Council's Environmental Health department indicates that it has no objections.

It is therefore considered appropriate for Condition 3 of B/21/0097 to be discharged.

Condition 4 required the approval of a Construction Management Plan and Method Statement, before development could take place. Documents entitled 'Construction Management Plan (May 2021) and Addendum 01 to Construction Management Plan (June 2021) have now been submitted, which identify that:

- the development of the site will be carried out in a single phase;
- all sub-contractors will be permitted to park their vehicles on the site (within an identified works compound);
- vehicles will arrive and depart generally between 07.00-18.00 (Monday- Friday) and 08.00-13.00 (Saturday). Plant and materials will enter the site via the new access road and will be unloaded onto the identified works compound (plot 8). During the development of plot 8, materials will be stored off-site and delivered on a daily basis;
- wheel washing facilities (pressure washer and hard brush) will be provided on site but,



given that the road sub-base will be laid during the initial stages of construction, dirt on wheels should be minimal;

- vehicles will approach the site (from the west) along Donington Road from the A17 Bicker roundabout, or (from the east) along Ralphs Lane and the B1397; and
- surface water runoff during construction will be controlled by
 - no hard surfacing being applied to the access road until the full downstream drainage network is constructed;
 - the temporary sub-base within the entrance onto Donington Road will backfall into the site; and
 - debris covers/screens will be fitted to all chambers and open drainage elements.

The submitted details do not include “*drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction*”, as is explicitly required by the condition. However, it appears that the approach being taken to surface water disposal does not involve connection to any outfall, and it therefore considered that this omission is acceptable. In all, it is considered that the submitted details adequately fulfil Condition 4’s requirements, and the Highway Authority indicates that it has no objections.

Condition number	Condition	Details submitted	Status
C.3	Prior to the commencement of development above slab level, final details of measures that aim to reduce pollution and promote renewable and low carbon energy (including measures such as facilities for EV car charging) and details relating to the timing of their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved measures.	Drg. No. 20-2532-P-02 rev. E – Proposed Site Plan	Acceptable
C.4	<p>No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.</p> <p>The Construction Management Plan and Method Statement shall include: phasing of the development to include access construction; the parking of vehicles of site operatives and visitors;</p>	Construction Management Plan (May 2021) and Addendum to Construction Management Plan (June 2021)	Acceptable

	<p>loading and unloading of plant and materials;</p> <p>storage of plant and materials used in constructing the development;</p> <ul style="list-style-type: none"> • wheel washing facilities; • the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material; and • strategy stating how surface water runoff from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction. <p>The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.</p>		
NOTES FOR DECISION NOTICE:			