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Revision Date	Description	Revised by
01 Oct 22	Roads concerns addressed and entrance moved	DC

Note:
 A vision splay of 215 metres is unachievable on this road from the proposed site location due to the hill, bend and existing hedgelines. In mitigation, this road is no longer a through road and whilst it would appear classified as a 60mph carriageway, it has been closed to traffic going to Egremont for some years due to serious bank erosion further north. Above the proposed site entrance the only property access is for Rothersyke House which in the ownership of the applicant and there is no circumstance whereby traffic will be coming down the road in excess of low speeds.
 An uninterrupted view of circa 65 metres north is achievable to the carriageway and a clear view of the carriageway south to the junction is also achievable. The entrance is a clear 25m from the junction as per the Cumbria Development Guide.
 The position of the new entrance is such that water cannot run from the road end onto the highway. Additional drainage beneath the permeable car parking area has been considered to prevent any pooling or flooding in adverse weather conditions and to catch any water running onto the site from the highway.

HEALTH & SAFETY
 construction [design & management] regulations 2015
 The CDM regulations 2015 apply to all construction work carried out in Great Britain.
 All persons working on the design and construction of a project must comply with the CDM regulations 2015. Work is to be carried out in compliance with the workplace health, safety and welfare regulations 1992, the management of health and safety at work regulations 1999 and other specific regulations relating to the work to be carried out by any specialist trades and installers involved.
 Clients have duty under CDM 2015 to pass on all relevant pre-construction information and surveys (a list of relevant information can be found in annex B of the regulations) to the project team and contractor. For projects involving more than one contractor the client must also appoint a principal designer and principal contractor in writing (or these roles and the legal duties will fall onto the client) and ensure that a construction phase plan is prepared before work begins on site and that welfare facilities will be in place during the construction phase. On projects which are notifiable (projects which will take longer than 30 working days or 500 person days, or have 20 persons working on site at any time) the client shall ensure that the HSE are notified of the project. For domestic projects with more than a single contractor, a health & safety file is to be prepared on completion of the project by the principal designer or principal contractor where the principal designer role does not continue to the end of the project.
 The client for all construction work has a duty to comply with the regulations, they must ensure that competent persons are appointed, that they co-operate and co-ordinate their work to ensure the health and safety of persons carrying out or likely to be affected by the construction work or finished structure.
 Where materials containing asbestos exist within the premises the client must ensure that any designers and contractors are aware of the type and condition of such materials. Depending on the type of report available and if major alterations or demolition works are proposed there may be a need for a more detailed asbestos survey to be carried out to identify any hidden asbestos materials, this should be undertaken before works begin. If during the carrying out of works in the premises any suspicious materials are discovered these should be brought to the attention of the client and instructions sought.

ADITUS
ARCHITECTURAL SERVICES

Planning Application

Project
 Rothersyke House, Egremont
 Holiday accomodation
 Drawing
 1:200 Site Plan
 For Mr and Mrs Wright

Scale	Date	Drawn	Comp.No.	Number
1:200	June 22	DC	P01	2128-01B

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A1 Drawing Sheet