

PROPOSED GLAMPING PODS TO THE REAR OF BAILEY GROUND HOTEL DRIGG ROAD SEASCALE

CONSTRUCTION DEMOLITION METHOD STATEMENT

(a) TRAFFIC MANAGEMENT PLAN

The location of the proposed Pod site is to the rear of the large hotel car park. If all the pods are occupied, only three cars will be on site and there is adequate parking for the extra spaces, which will be located next to the proposed Pod site.

Deliveries to the site is via the existing hotel car park entrance off Drigg Road.

Due to the narrow nature of the entrance, large trucks cannot access the car park, only 7.5 ton vans and trucks will be used.

The Pods will be delivered to the site in sections on light transport and erected on site.

Material compound areas will be located at the rear of the site, and the main site operation will involve groundworks and landscaping, moving of existing earth banks and some small importation of fill in to the site.

(b) BS 7445

The works are of small scale, and no damage or nuisance will be caused by the works. Nearby residents are not close to the site, and no noise will be impacted upon adjoining dwellings on Drigg Road and beyond. The construction site is not immediately adjacent to any residential dwellings.

No serious vibration will come from either the site or vehicles coming to the site on adjoining dwellings.

All work will comply with BS 7445.

(c) VISUAL IMPACT

No visual impact will impact on adjoining residential properties. The site is located to the rear of the hotel well away from dwellings.

No light pollution will take place and no work will continue in to the hours of darkness.

Noise pollution has already been dealt with under item (b).

(d) COMPLAINTS

If any complaints are received, these will be logged and dealt with within a 24 hour period. Complainants will be met and their issues addressed at once.

Any further serious complaints which continue, will be resolved by involving the LPA and if necessary other statutory bodies.

(e) CONTROL OF DUST AND DIRT

We consider that this clause applies to much larger construction sites. No dust or dirt will be carried on to the highway by vehicles entering and leaving the site. If however, any dirt is discharged on to the highway, a proper road washing vehicle will be employed to maintain a clean and safe highway.

There might be some dust coming from the site during initial groundwork operations, but the site is not very close to any dwellings and we consider that this dust would be contained within the site and the hotel boundaries.

If any complaints are received they would be dealt with under item (d), of this statement.

(f) PROGRAMME OF WORK FOR DEMOLITION AND CONSTRUCTION

No demolition works are proposed.

Construction work will proceed in accordance with any future approval. A programme of work will be made available for inspection if required. It will briefly outline

Initial groundworks

Formation of levels

Building of retaining walls

Formation of Pod bases

Drainage works

Erection of pods on site

Landscaping works

Completion

(g) HOURS OF WORKING AND DELIVERIES

Working hours would normally be Monday to Friday 8am to 4pm

Saturday 8am to midday

No working Sundays or Bank Holidays.

(h) LIGHTING ON SITE

There will be no lighting on site as all operations will take place within daylight hours.

(j) HIGHWAY SIGNS

This is not a major project and the site is not close to Drigg Road. No traffic lights are required and we do not anticipate any requirement for any highway signage.