

# Raemore Developments Ltd

Ref 2-16-2175-001      4/21/2327/OR1 Reserved matters.  
Moresby parks development.

Site B eastern end.

## **Condition 6**

*6. Any application for Reserved Matters Application shall include a plan reserving adequate land for site offices and stores and the turning and parking of vehicles engaged in Construction Operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works*

A facility on plot 17 will be made up of a stripped site with a temporary hardcore base installed to allow construction materials and cabins to be situated. There will be numerous vehicle parking facilities within the compound so no construction traffic and vans will be parked out on the main road highway.

A pressure washer will be set up in one of the secure containers to act as a wheel cleaning facility if required, but it is envisaged, the compound fully hardcored will not take out any muddy wheels onto the highway.

A welfare unit along with a couple of steel containers will be positioned in the site compound along with a facility to capture and remove all effluent generated. A temporary electricity and water supply will be made to the site office and welfare unit.

## **Condition 8**

Construction management plan.

The plan is to start construction of the site road network into site as indicated on the site plan.

There are 2 footpaths running along the northern side of School brow, a high one bordering the road and a lower one bordering the development field.

Councillors have requested the lower footpath is retained. Additional gullies and drainage have been designed to remove the standing water and remove the flooding risk to the School brow Close properties

CCC have installed a high level footpath for access along School Brow, which will be available at all times.

A road entrance will be made into site in the proposed position to allow construction machinery and materials to enter the site. This will be constructed in a tarmac base coat and top pavement reinstated for safe transit of pedestrians

Access gates to the site will be positioned at the field entrance away from the road entrance

Signage will be constructed within the site detailing site entrance and safety notices.

The site will be restricted with Heras fencing to prevent unauthorised entrance and gates locked in none working hours. Signage will indicate emergency contact numbers along with nominated personnel.

Site working times will be between 0730- 1800 hrs Monday to Friday, and potentially, Saturday 0730-1300 hrs if required.  
Delivery times will fall within these working hours, and all deliveries for the infrastructure phase will be at the compound area.

### **Condition 9**

*9. The development shall not commence until visibility splays providing clear visibility of 60 x 2.4 x 60 metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of each access road with the county highway.*

We have designed the site with a single main access off School Brow to access 14 dwellings. This has been designed with a clear 60m visibility splay either side of the access road.

5 individual access points are along Moresby Parks Road to bungalow plots.

**A large high pressure gas main runs through the site 8m from the western boundary and the gas pipe owners NGN have a 14m restrictive easement either side of the pipe preventing any construction buildings, temporary or permanent within this area for the duration of the development and beyond, and a requirement to avoid construction vehicle traffic where possible over the pipe. No large trees or deep rooted vegetation is allowed in the area which may interfere with the gas main.**

### **Condition 14**

Phase planning.

Sequence of events.

- 1, Erection of site perimeter fencing and notices, and barrier off overhead 11kv line and gas line
- 2, Establish an entry into site from School Brow to highways specification and permission.
- 3, Construct temporary site Compound on plot 17, with cabins and storage facilities, including welfare facilities, wheel washing facility, parking facility.
- 4, Arrange for electricity connection to site compound and 11kv line to be laid underground.
- 5, Address the surface water issues associated with the field and neighbouring properties, installation of pipework and gullies to remove the existing flooding issues affecting the adjacent properties and footpath. Reroute an existing culvert responsible

for localised flooding during heavy rainfall off Churchill and Eden drive. This will be rerouted through our site at an increased pipe size to help alleviate the historic flooding issues. Construct sewer in road verge excavation cut at same time as culvert reroute.

6, Construct site infrastructure and roads to base coat.

7, Construct sewer and surface water connections and surface water detention basin

8, Construction phase of buildings

7, Completion of construction phase

8, Completion of road surface and adoption.

Aiming to be complete within a 4 year plan.

Mike Rae

Managing Director

Raemore Developments Ltd

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