

Raemore Developments Ltd

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

Site B eastern end.

Condition 4 and 5

Technical plans attached in separate file

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 7. Noted on plans

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.

Cumbria County highways have requested that the lower footpath is removed as part of the development as during the winter months the path is unusable due to the flooding that occurs on a regular basis in the low lying area, and as an impermeable surface prevents ground water draining away naturally, resulting in localised flooding at the neighbouring properties on School Brow Close.

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 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 10. Car park plan available, for construction when site A is underway as per S106

Condition 11, 12, 13 All addressed in technical section

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, Construct site infrastructure and roads to base coat.
- 6, Construct sewer and surface water connections and surface water detention basin
- 7 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 adjacent 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.
- 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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