

Condition 8

Burnt House Farm

Condition 8 asks for information in 8 categories:-

1. *Photographic dilapidation survey.* The access track and the area in front of the house have a substantial hard surface of tarmac planings that is unlikely to deteriorate during the construction period. The track is already used by large, heavy vehicles including tractors and trailers. Photographs are attached. Damage, if any, from the installation of services will be remediated by the applicant who is a groundwork contractor.
2. *Access for construction traffic.* Access is via a gateway set back from Turton Road (B6213). Adequate visibility will be maintained.
3. *Site hoardings.* The siting of the house will enable any Heras fencing to be located clear of the right of way.
4. *Hours of operation etc.* The applicant will carry out much of the work himself and there will not be a high number of vehicle movements. Some of the materials are already on site from the existing building as well as additional stone and slate
5. Deliveries of other materials will be during the working day. The track is wide enough and well surfaced and will not need improvement. As a self build project it is likely that the applicant will be on site at times in the evenings and at weekends, because he has to work for a living. The nearest dwelling, Bottoms Hall Farm, is at least 150 metres away. The site of the house is hidden from view and there will be no disturbance to neighbours.
6. *Temporary pedestrian facilities to rights of way.* This will not be necessary.
7. *Warning signs.* These will be positioned to alert drivers and users of the rights of way.
8. *Parking and construction materials.* The attached aerial photograph shows the large area of hardstanding, allowing vehicles to enter and leave in a forward direction without manoeuvring, a parking area and space for storage of materials clear of the rights of way.
9. *Measures to minimise nuisance from mud and dust.* The applicant is a reputable and experienced groundwork contractor who will ensure that no nuisance is caused with the hosing down of both vehicles and hard surfaces where necessary.