

PICKERING TROUT LAKE, UNDERCLIFFE, PICKERING, YO18 8JJ

Infilling of fishing lake with change of use of land to form a 158 no. space car park with siting of 7 no glamping units etc. and erection of service building etc.and associated works . Ref no 15/01180/MFUL

PROPOSED PROGRAMME FOR PROJECT SITE DEVELOPMENT

Phase 1

Discharge all relevant conditions in planning consent and agree in writing
These may be required to be confirmed by written agreement before work commences.

‘Commencement ‘ to be taking down western end of existing shop building to enable two way temporary access road and footpath to be constructed. Rest of building to be retained as temporary domestic residence for applicant with temporary enclosure for secure amenity space.

Empty fishing lake and block off and seal inlet permanently.

Create temporary access road.

Bring in infill material via railway and road; level and landscape to required levels over whole site, including flood resilience swale at northern end of site. Lay protective membranes to engineer’s specification.

Put in all underground services and drainage including treatment plant and fuel interception pipework and chambers to engineer’s specification. Install ground source heat pump.

Carry out all landscaping and planting of tree screening around perimeter and at northern end of site (above line A-A) in the first available planting season. Complete all landscaping up to designated line for Phase 1 as shown on Construction Phasing drawing.

Provisionally install standings for glamping units to allow for siting of units when procured.
(Not for occupation at this stage.)

Remove perimeter security fence adjoining railway and replace with new timber post and rail fencing and erect birdsmouth fencing to block off grassed swale area from traffic.

Complete surface and barrier material to all trafficked areas including parking to northern section of site in full, so that car parking in northern section of the site can be opened for use for economic reasons. Southern section of car park to be completed as later phase.

Connect northern parking area to access with temporary surface roadway for visitor parking, connected to fuel interception system.

Install temporary site management / car park management hut in position shown on drawing .

Estimated completion of Phase 1 at 15 months from site commencement.

Phase 2

(On completion of Phase 1, unless otherwise agreed in writing.)

Construct Visitor Centre.

Bring in glamping unit vehicles as sourced and procured. These to be off-loaded from railway by crane and positioned as available for conversion in a later phase.

Estimated time to complete Phase 2 is 18 months (i.e. 33 months from site commencement)

Phase 3.

(on completion of Phase 3 unless otherwise agreed in writing).

Demolish rest of existing building

Complete all car park construction and surfacing and put all agreed final signage in place.

Complete any remaining planting over rest of site, (This is dependent on season.)

Open visitor Centre.

Phase 4.

Complete installation and conversion of glamping units

Estimated time to complete Phases 3 and 4 is 9 months (i.e. 42 months from site commencement.)

Timescale

Dependant on site start time it is hoped to get the car park operational in part from 2016 with a target completion date in later 2018.

Proposed opening hours for car park etc. 8 a.m. to 8 p.m. other than for users of glamping units when these are installed and finally completed.

