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Ryedale District Council
Ryedale House
Malton
North Yorkshire
YO17 7HH

Ref: 3650LE/L003

26th February 2021

Dear Sir/Madam,

SUBMISSION OF A HYBRID APPLICATION ON LAND AT WEST LUND LANE, KIRKBYMOORSIDE

We write on behalf of our clients, Mulgrave Developments Ltd and Crossco (1377), to submit a hybrid application on land at West Lund Lane, Kirkbymoorside which seeks:

1. Full planning permission for the construction of a commercial building for the immediate expansion of Sylatech (Phase 1) together with the reorganisation of existing car park, new access from West Lund Lane, parking and landscaping works;
2. Full planning permission for the construction of 67 dwellings and associated works together with new access from West Lund Lane, parking, landscaping and drainage works;
3. Outline permission for the extension of the first phase building (Phase 2) and further commercial development to the east of West Lund Lane (Phase 3) with all matters reserved except access; and
4. Full planning permission for works to West Lund Lane and the former railway bridge.

The planning application has been submitted directly to Ryedale District Council. The planning application fee will be paid directly by the client.

The application fee is broken down as follows:

- Full Residential (based on 67 dwellings) - £25,205
- Full Commercial (based on GEA of 1,953m²) - £12,474
- Outline (based on 0.73ha) - £3,696

This results in a total application fee of **£41, 375** payable to Ryedale District Council.

In addition to this cover letter and the application forms, the planning application is accompanied by the following plans and documents which form the submission package:

- Site Location Plan - 1096.01 Site Location - 1.2500@A4 - 11.02.21
- Plans by PRA Architects:

- Existing Site Plan - 1096.03 Existing Site Plan - 1.1000@A1 - 11.02.21
- Proposed Site Layout - 1096.05 Proposed Site Layout - Colour - 22.02.21
- Proposed Site Layout Areas - 1096.06 Proposed Site Layout - Areas - 1.500@A1 - 22.02.21
- Proposed Site Layout Context - 1096.07 Proposed Site Layout - Context - 1.1000@A1 - 16.02.21
- Proposed Boundary Treatment Layout - 1096.08 Proposed Boundary Treatment Layout - 16.02.21
- Proposed Streetscenes A - 1096.10 Proposed Streetscenes A-A - Colour - 15.02.21
- Proposed Streetscenes B - 1096.11 Proposed Streetscenes B-B - Colour - 15.02.21
- Close Boarded Timber Fence - 1096.12 Close Boarded Timber Fence 15.02.21
- Brick Wall with Timber Infill - 1096.13 Brick wall with timber infill 15.02.21
- Timber Knee Rail - 1096.14 Timber Knee Rail 15.02.21
- Bow Top Railing - 1096.15 Bow Top Railing 15.02.21
- Acoustic Fence 1.8m - 1096.16 1800 Acoustic Fence 16.02.21
- Acoustic Fence 2.4m - 1096.17 2400 Acoustic Fence 16.02.21
- House Type A3-A (Semi Detached) Plans and Elevations - 1096.20 A3-A (Semi Detached) Plans and Elevations 09.02.21
- House Type A3-A (Terrace x 3) Plans - 1096.21 A3-A (Terrace x3) Plans 09.02.21
- House Type A3-A (Terrace x 3) Elevations - 1096.22 A3-A (Terrace x3) Elevations 09.02.21
- House Type Ashby (Semi Detached) Plans and Elevations - 1096.23 Ashby (Semi Detached) Plans and Elevations 09.02.21
- House Type H5 (Semi Detached) Plans and Elevations - 1096.24 H5 (Semi Detached) Plans and Elevations 09.02.21
- House Type Chatsworth Plans and Elevations - 1096.25 Chatsworth Plans and Elevations 09.02.21
- House Type Elton Plans and Elevations - 1096.26 Elton Plans and Elevations 09.02.21
- House Type Henley (Semi Detached) Plans and Elevations - 1096.27 Henley (Semi Detached) Plans and Elevations 09.02.21
- House Type Newton Plans and Elevations - 1096.28 Newton Plans and Elevations 15.02.21
- House Type Penrith Plans and Elevations - 1096.29 Penrith Plans and Elevations 09.02.21
- House Type Richmond Plans and Elevations - 1096.30 Richmond Plans and Elevations 15.02.21
- Garage Plans and Elevations - 1096.31 Garage Plans and Elevations 09.02.21
- Garage (Plot 1) Plans and Elevations - 1096.32 Plot 1 Garage Plans and Elevations 11.02.21
- Commercial Unit Plans by Ellis Healey:
 - Proposed Site Plan - 1864 PL 102B PROPOSED SITE PLAN
 - Ground Floor Plan - 1864 PL 110 PROPOSED GROUND FLOOR PLAN
 - First Floor Plan - 1864 PL 111 PROPOSED FIRST FLOOR PLAN
 - Roof Plan - 1864 PL 112 PROPOSED ROOF PLAN
 - Proposed Elevations 1&2 - 1864 PL 115 PROPOSED ELEVATIONS 1&2
 - Proposed Elevations 3&4 - 1864 PL 116 PROPOSED ELEVATIONS 3&4
- Engineering Drawings by RWO:
 - Schematic Engineering Layout - Y19020-D900-ENGINEERING_SCHEMATIC_PLAN-REV4
 - Long Sections 1 of 2 - Y19020-D300-PROPOSED_LONGSECTIONS_S1OF2-REV2
 - Swept Path Analysis - Y19020-SK001-SWEPT_PATH_ANALYSIS-REV2
- Bridge Infill Drawings by JBA:
 - Proposed General Arrangement - 126-JBAU-XX-HMY_25-DR-PL-0001-A3-C01-Proposed_GA
 - Proposed Sections - 126-JBAU-XX-HMY_25-DR-PL-0002-A3-C01-Section
 - Proposed Elevations - 126-JBAU-XX-HMY_25-DR-PL-0003-A3-C01-Elevations

- Proposed GI Plan - *126-JBAU-XX-HMY_25-DR-PL-1001-A3-C01-Proposed_GI_Plan*
- Design and Access Statement by PRA Architects and Ellis Healey - *Design and Access Statement 15.02.21*
- Planning Statement by DPP – *3650LE/R001*
- Statement of Community Involvement by DPP – *3650LE/R002*
- Landscape Drawings by Rosetta:
 - Existing Trees on Site – *3625-1-etos-17sep20-A0-500*
 - Existing Situation - *3625-2-es-19oct20-A3-2500*
 - Visual Impact Assessment - *3625-3-via-16oct20-A3-2500*
 - Mitigation Measures - *3625-4-mm-13feb21-A2-1000-WS*
 - Trees in Relation to Development - *3625-5A-trd-10feb21-A0-500*
 - Landscape Proposals - *3625-6B-lp-10feb21-A0-500*
- Tree Survey by Rosetta - *3625-ts-rev-07jan21*
- Arboricultural Impact Assessment by Rosetta - *3625-aia-rev-12feb21*
- Landscape Visual Impact Assessment by Rosetta - *3625-lvia-rev-07jan21*
- Flood Risk Assessment (Residential) by RWO - *Y19020-FRA-Kirkbymoorside-V2*
- Flood Risk Assessment (Commercial) by RWO - *Y19020-FRA-Kirkbymoorside-Com-V2*
- Drainage Strategy (Residential) by RWO - *Y19020-DS-Kirkbymoorside-V5*
- Drainage Strategy (Commercial) by RWO - *Y19020-DS-Kirkbymoorside-Com-V2*
- Drainage Management and Maintenance Plan by RWO - *Y19020_Drainage Management and Maintenance Plan-V02*
- Ecological Impact Assessment by RDF Ecology - *West Lund Lane FINAL EcIA 120221*
- Geo-environmental Appraisal (Residential) by Lithos - *1940_2A SI Rep (Resi) - Nov 20*
- Geo-environmental Appraisal (Commercial) by Lithos - *1940_3A SI Rep (Comm) - Nov 20*
- Noise Impact Assessment by Ensaf - *AC108713-1r2 - Sylatech, Kirkbymoorside - Noise Impact Assessment*
- Air Quality Report by Ensaf – *AQ108932r2 - West Lund Lane, Kirkbymoorside -Air Quality Assessment*
- Lighting Impact Assessment - *AQ108932-3r2 - West Lund Lane Kirkbymoorside - Artificial Lighting Impact Assessment*
- Transport Assessment by LTP – *West Lund Lane, Kirkbymoorside TA Final Issue 1C*
- Travel Plan by LTP - *West Lund Lane, Kirkbymoorside TP Final Issue 1C*
- Topographical Survey by First Point:
 - *6533-01_ Kirkbymoorside YO62 6DR*
 - *6533-02_ Kirkbymoorside YO62 6DR*
 - *6533-03_ Kirkbymoorside YO62 6DR*
 - *6533-04_ Kirkbymoorside YO62 6DR*
 - *6533-05_ Kirkbymoorside YO62 6DR*
 - *6533-06_ Kirkbymoorside YO62 6DR*
 - *6533-07_ Kirkbymoorside YO62 6DR*
 - *6533-08 Kirkbymoorside Full Topo Survey 10.02.21 (grey)*
- Archaeology Desk Based Assessment by York Archaeological Trust - *6202_DBA_V4b*
- Heritage Impact Assessment by York Archaeological Trust - *HIA Kirkbymoorside_V4b*
- Written Scheme of Investigation (Residential) by York Archaeological Trust - *6202_West Lund Lane Kirkbymoorside WSI_Commercial development_V2b*
- Written Scheme of Investigation (Commercial) by York Archaeological Trust - *6202_West Lund Lane Kirkbymoorside WSI_Residential development_V2b*

- Geophysical Survey Report by Magnitude - *MSSE776A - West Lund Lane, Kirkbymoorside Geophysical Survey Report 1.0_V2b*
- Dust Management Plan by Ensaf - *AQ108932-2r2 - West Lund Lane, Kirkbymoorside - Dust Management Plan*
- Land Value Analysis by Mulgrave - *Kirkbymoorside Land Value Analysis 3*
- Valuation Report by Andrew McBeath - *201120 W Lund Lane Kirkbymoorside*
- Viability Report - *Kirkbymoorside Viability Appraisal July 2019*

We trust that this is sufficient to validate the application, however should you require anything further then please do not hesitate to contact me. We look forward to receiving confirmation that this application has been registered.

Yours faithfully,

Jessica Knight
Assistant Planner
DPP