

NOTES:

SITE AREA: 24,050 m<sup>2</sup>

RETAINED FARM BUILDINGS  
(not part of this application)  
GROUND FLOOR: 215 m<sup>2</sup>  
FIRST FLOOR: 215 m<sup>2</sup>  
TOTAL AREA: 430 m<sup>2</sup>

PROPOSED AREAS:

OFFICE  
GROUND FLOOR: 150 m<sup>2</sup>  
(new build)

DWELLING  
FIRST FLOOR: 150 m<sup>2</sup>  
(new build)

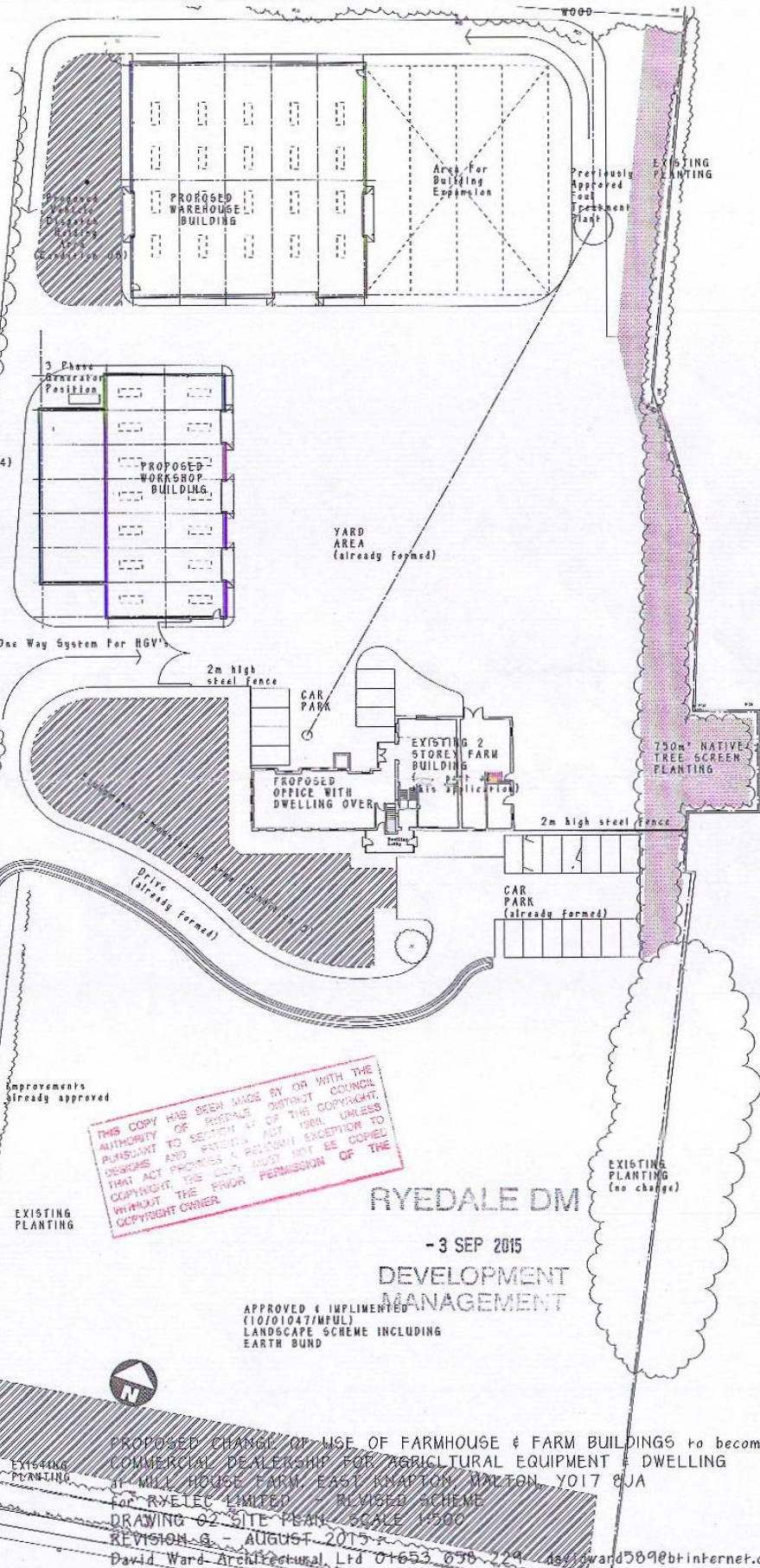
NEW MAINTENANCE BUILDING  
TOTAL AREA: 640 m<sup>2</sup>

NEW WAREHOUSE BUILDING  
TOTAL AREA: 900 m<sup>2</sup>

OFFICE CAR PARKING  
5 CARS  
DWELLING & OVERSPILL CAR PARK  
15 CARS

750m<sup>2</sup> NATIVE TREE  
SCREEN PLANTING  
(shown shaded on east boundary) &  
800m<sup>2</sup> NATIVE TREE PLANTING  
(shown hatched at the south adjacent to A64)  
Comprising: 50% Hawthorn  
20% Blackthorn, 10% Hazel,  
10% Dogrose  
5% Wild Crab  
5% Bullace.  
All planted as  
30/40cm transplants in grow tubes  
81.5m centres. All planted spring 2016  
Any falling plants to be replaced  
No planting within 2m of buildings.

EXISTING  
WOOD  
(reduced)



One Way System For HGV

2m high steel fence

CAR PARK

EXISTING 2 STOREY FARM BUILDING  
(not part of this application)

PROPOSED OFFICE WITH DWELLING OVER

2m high steel fence

CAR PARK (already formed)

EXISTING WOOD (no change)

Proposed improvements  
(not yet approved)

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RYEDALE DM

- 3 SEP 2015

DEVELOPMENT MANAGEMENT

APPROVED & IMPLEMENTED  
(10/01047/MFUL)  
LANDSCAPE SCHEME INCLUDING  
EARTH BUND



PROPOSED CHANGE OF USE OF FARMHOUSE & FARM BUILDINGS to become COMMERCIAL DEALERSHIP FOR AGRICULTURAL EQUIPMENT & DWELLING at MILL HOUSE FARM, EAST KNAPTON, DALTON, YO17 8JA

FOR RYELEC LIMITED - REVISED SCHEME  
DRAWING 02 SITE PLAN SCALE 1:500  
REVISION G - AUGUST 2015

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A64 Trunk Road

APPROVED  
(10/01047/MFUL)  
HIGHWAY JUNCTION IMPROVEMENTS