

Our Ref : MB/Unit B Eden Park West
Your Ref : 14/00426/MOUTE

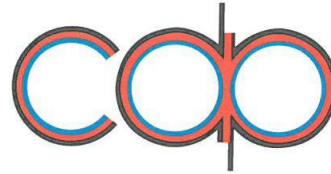
**Commercial
Development
Projects Limited**

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Elland
West Yorkshire
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Mr Gary Housden
Ryedale District Council
Development Management
Ryedale House
Malton
YO17 7HH

20 February 2019



Dear Mr Housden

Approval of Reserved Matters in relation to Land adjacent to Unit B1 pursuant to 14/00426/MOUTE - Land at Edenhouse Road, Old Malton, Malton, North Yorkshire
Planning Portal Ref: PP-07637429

On 24 March 2015 outline planning permission reference 14/00426/MOUTE was given for:

“Erection of new livestock market (sui generis) comprising circa. 2,850 sq m floorspace: Agricultural Business Centre comprising circa. 6,010 sq m of floorspace for uses within Use Class A1, A2, A3, D1, B1, B2, B8 and agricultural vehicle sales (sui generis); and new Business Park comprising circa. 19,040 sq m of floorspace for uses within Use Class B1, B2, and B8 including premises for The Ginger Pig comprising 1,790 sq m of floorspace (for uses falling within Class B1, B2, B8 and A1) along with (in respect of all elements) all associated development including drainage, provision of services, landscaping, boundary treatments, attenuation ponds and access and associated highway works. (Site area 17.8ha)”.

This application is for land adjacent to Unit B1 which has approval under reference 18/00243/MREM and is under construction. Unit B1 has a potential occupier who will only take the unit subject to being able to extend the service yard, hence this application.

The site, which measures 4,047 sq m, is required by a potential occupier, CommScope Design and Integration UK Ltd, in order for them to take Unit B1. Their business involves the manufacture of communications infrastructure equipment and they are currently based on York Road in Malton and employ 50 people. Their intention is to relocate to Unit B1 at Eden Park West as the lease on their current premises has expired. Furthermore, they wish to grow the business further with the addition of 20 new people.

The proposed extension of the service yard will accommodate existing and future staff car parking and enable the storage of both the raw materials (metal rolls) in containers and the finished products on racks.

Directors:
C. R. Marshall - Chairman - M.C.I.O.B.
S. C. N. Marshall - Managing Director - B.Sc.(Hons)
J. R. Marshall - B.Sc.(Hons), M.R.I.C.S.
J. Booth

Registered Office:
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Company Reg. No. 993768 England

In accordance with the discussion that took place between yourself and James Marshall on 14 February our planning application comprises the following drawings and documents:

- This cover letter
- Completed Planning Application Form, Notices and Certificates
- Site Layout Plan 2820-(B1)-100
- Site Location Plan 2820-(B1)-101
- Drainage Proposals 4656-1-D8

In addition, and as requested, we can confirm that the containers and racks used for storage within the service yard will be a maximum of 2.5m in height and will be enclosed and screened by the 2.4m high v guard fencing and additional planting along the southern boundary which are shown on Site Layout Plan 2820-(B1)-100.

We trust the enclosed is sufficient to validate the application and that our application will find favour with the Local Planning Authority. If you have any questions please do not hesitate to contact me on 01422 376821.

Yours sincerely

Miranda Bell
Planning Manager
Commercial Development Projects Limited