



# The Planning & Design Partnership

Planning.. Architecture.. Interiors.. Landscape

Ryedale District Council  
Planning and Development  
Ryedale House  
Old Malton Road  
Malton  
North Yorkshire  
YO17 7HH

date 3<sup>rd</sup> December 2014

**FAO MR G. HOUSDEN**

Dear Sirs,

**RE ATS EUROMASTER, 25-27 COMMERCIAL STREET, NORTON**  
**APPLICATION NUMBER 14/00947/MFUL**

Further to our recent communications please find the following for your attention:

**REVISED DRAWINGS:**

All relevant drawings have been revised following consultee comments and re-issued (by email 01.12.14):

<b>YEW-277-015 02C</b>	<b>Proposed Site Plan</b>
<b>YEW-277-015 03B</b>	<b>Proposed Site Elevations (sheet 1 of 2)</b>
<b>YEW-277-015 05B</b>	<b>Proposed Site Elevations (sheet 2 of 2)</b>
<b>YEW-277-015 06B</b>	<b>Proposed Elevations (sheet 1 of 3)</b>
<b>YEW-277-015 07B</b>	<b>Proposed Elevations (sheet 2 of 3)</b>
<b>YEW-277-015 08B</b>	<b>Proposed Elevations (sheet 3 of 3)</b>
<b>YEW-277-015 10C</b>	<b>Proposed Basement Plan</b>
<b>YEW-277-015 11A</b>	<b>Proposed Ground Floor Plan</b>
<b>YEW-277-015 12A</b>	<b>Proposed First Floor Plan</b>
<b>YEW-277-015 13A</b>	<b>Proposed Second Floor Plan</b>
<b>YEW-277-015 14A</b>	<b>Proposed Third Floor Plan</b>
<b>YEW-277-015A</b>	<b>Location Plan</b>



### **RESIDENTIAL MIX/END USER**

The proposed scheme is now intended for open market with suitable affordable provision (to be agreed) provided within the scheme, the mix of units being as follows:

1no Studio Apartment  
37no 1 Bed Apartments  
20no 2 Bed Apartments  
3no 3 Bed houses  
2no 4 Bed Houses

63no UNITS TOTAL (plus an additional commercial unit)

Based on a max of 35% affordable provision, this would generate 22.05 units within the scheme. However given the split of the blocks it is proposed to give the following 18no units as these form self contained blocks (to the North/North West of the Site):

1 bed units: 14, 15, 16, 33, 34, 35, 49, 50, 51, 61 & 62  
2 bed units 17, 18, 36, 37, 52, 53 & 60

The proposed tenure of these units would be 2/3rds Social rented, 1/3 market rent/discounted/shared ownership, which would be discussed/agreed with your housing manager in due course.

### **CONSERVATIONPLANNING**

Following meetings/discussions with the conservation and planning officers:

- The ridge height to the North elevation has been reduced by approx. 1.5m
- The glass bays windows to the corner blocks have been replaced with a more traditional brick bay in keeping with the main development.
- The roof to units 1 & 2 has been adjusted to reduced ridge height by approx. 2.0m.
- Chimneys have been added to the development to provide variation in roof scape
- The ancillary stores have been omitted within the courtyard to enhance the landscape provision within the courtyard

### **HIGHWAYS**

- Undercroft parking has been increased and additional spaces have been located at site level which increase parking to 76no - 120% parking provision across the site.



- The site access has 6.0m radius and is 6.0m wide at the entrance with a consistent 5.5m wide carriageway width along its length – widening by 0.6m on the bend.
- The pier has been amended such that it no longer projects into the highway.
- 6.0m clear space is allowed to the rear of each parking space for reversing.
- An alternative pedestrian access has been indicated to/from the site (which is in the control of the applicant).
- A lay by has been indicated for maintenance vehicles.
- Appropriate sight lines are achievable both within the site and at the egress point.
- It is proposed to construct the highway in an approved permeable material (subject to suitable percolation test in accordance with BRE 365). Should the test not prove acceptable the highway will be drained separately to the non-highway areas.

#### **ARCHAEOLOGY**

Please see archaeological mitigation strategy by Messers MAB Archaeology Ltd issued by email 27.11.14.

#### **YORKSHIRE WATER**

Please see response from Messers Dudley Consulting Engineers issued via email 28.11.14. Please also note the site plan now indicates:

- Water butts have to the feet of the 'private' RWP's which will provide approx. 3000l above ground water storage.
- Permeable surface to the main hardstanding/carriageway areas (to reduce run off into mains drainage).
- The 'method' of dealing with S/W has been amended on the application form and been re-issued to reflect connection into the mains drain.

#### **ENVIRONMENTAL HEALTH (ACOUSTIC & CONTAMINATION)**

- Update report awaited from messers Dragonfly acoustics and will be forwarded upon receipt. It must however be noted that detailed discussions have occurred between the appropriate parties and agreements made re the standard to be achieved and the information to be provided.
- An updated contamination report is due from messers Geo Environmental Engineering Ltd tomorrow morning to respond to consultee comments.

#### **CRIME PREVENTION**

The site plan has been amended in line with comments from the Designing Out Crime Officer:

- Private areas are defined adjacent the GF apartments where appropriate

# PDP

- The communal areas to the northern boundary have been divided and better relate to the blocks.
- The works to the Northern boundary have been better identified (secure fencing) to avoid occupants walking onto the railway line (this was previously indicated a solid brick wall).
- Grilles have been located on the external openings to the undercroft parking to prevent unauthorised access.
- The undercroft parking will obviously be appropriately lit as will the remainder of the site.
- Secure access has been noted to the undercroft parking - which will be remotely monitored through CCTV.

As you can see every effort has been made to suitably respond to all comments, to achieve a mutually satisfactory solution.

We trust all is in order with the above - please contact us should you require further details.

Yours faithfully

Noel Dobson