



Notice of a public meeting of Planning Committee

- To:** Councillors Fisher (Chair), Ayre, Barker, D'Agorne, Daubeney, Doughty, Douglas, Fenton, Hollyer, Looker, Lomas, Melly, Pavlovic (Vice-Chair), Warters and Waudby
- Date:** Thursday, 3 March 2022
- Time:** 4.30 pm
- Venue:** The George Hudson Board Room - 1st Floor West Offices (F045)

AGENDA

1. Declarations of Interest

At this point in the meeting, Members are asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which they may have in respect of business on this agenda.

2. Minutes

To approve and sign the minutes of the last meeting of the Planning Committee held on 3 February 2022 [to follow].

3. Public Participation

At this point in the meeting members of the public who have registered to speak can do so. Members of the public may speak on agenda items or on matters within the remit of the committee.

Please note that our registration deadlines have changed to 2 working days before the meeting, in order to facilitate the

management of public participation at remote meetings. The deadline for registering at this meeting is **5:00pm on Tuesday 1 March 2022.**

To register to speak please visit www.york.gov.uk/AttendCouncilMeetings to fill in an online registration form. If you have any questions about the registration form or the meeting, please contact Democratic Services. Contact details can be found at the foot of this agenda.

Webcasting of Public Meetings

Please note that, subject to available resources, this meeting will be webcast, including any registered public speakers who have given their permission. The meeting can be viewed live and on demand at www.york.gov.uk/webcasts.

During coronavirus, we've made some changes to how we're running council meetings. See our coronavirus updates (www.york.gov.uk/COVIDDemocracy) for more information on meetings and decisions.

4. Plans List

This item invites Members to determine the following planning application:

a) Lindum Group Limited, York Road, Elvington, York YO41 4EP [21/01709/REMM] (Pages 3 - 26)

Reserved matters application for outline consent the erection of 20no. employment units (Use Classes B1(b), B1(c), B2 and B8) with means of access and landscaping included following the grant of outline permission 18/02744/OUTM [Wheldrake Ward]

5. Urgent Business

Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer

Angela Bielby

Contact details:

- Telephone: 01904 552599
- Email: a.bielby@york.gov.uk

For more information about any of the following please contact the Democratic Services Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جا سکتی ہیں۔ (Urdu)

 (01904) 551550

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Coronavirus protocols for attending Committee Meetings at West Offices

If you are attending a meeting in West Offices, you must observe the following protocols.

Good ventilation is a key control point, therefore all windows have been opened to allow adequate ventilation, they must be left as set prior to the start of the meeting.

If you're displaying possible coronavirus symptoms (or anyone in your household is displaying symptoms), you should follow government guidance. You are advised not to attend your meeting at West Offices.

Testing

The Council encourages regular testing of all Officers and Members and also any members of the public in attendance at a Committee Meeting. Any members of the public attending a meeting are advised to take a test within 24 hours of attending a meeting, the result of the test should be negative, in order to attend.

Test kits can be obtained by clicking on either link: [Find where to get rapid lateral flow tests - NHS \(test-and-trace.nhs.uk\)](https://www.nhs.uk/conditions/coronavirus/covid-19/testing/rapid-tests/), or, [Order coronavirus \(COVID-19\) rapid lateral flow tests - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/order-coronavirus-covid-19-rapid-lateral-flow-tests).

Alternatively, if you call 119 between the hours of 7am and 11pm, you can order a testing kit over the telephone.

Guidelines for attending Meetings at West Offices

- Please do not arrive more than 10 minutes before the meeting is due to start.
- You are not required to wear a face covering whilst in West Offices. CYC supports the decision of those who wish to do so.
- Visitors to enter West Offices by the customer entrance and Officers/Councillors to enter using the staff entrance only.
- Ensure your ID / visitors pass and lanyard is clearly visible at all time and worn around the neck.
- Regular handwashing for 20 seconds is recommended.
- Please use the touchless hand sanitiser units on entry and exit to the building and hand sanitiser within the Meeting room.
- Bring your own drink if required.
- Only use the designated toilets next to the Meeting room.

Developing symptoms whilst in West Offices

If you develop coronavirus symptoms during a Meeting, you should:

- Make your way home immediately
- Avoid the use of public transport where possible
- Follow government guidance in relation to self-isolation.

You should also:

- Advise the Meeting organiser so they can arrange to assess and carry out additional cleaning
- Do not remain in the building any longer than necessary
- Do not visit any other areas of the building before you leave

If you receive a positive test result, or if you develop any symptoms before the meeting is due to take place, **you should not attend the meeting.**

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COMMITTEE REPORT

Date: 3 March 2022 **Ward:** Wheldrake
Team: East Area **Parish:** Elvington Parish Council

21/01709/REMM

Reference:

Application at: Lindum Group Limited York Road Elvington York YO41 4EP
For: Reserved matters application for outline consent the erection of 20no. employment units (Use Classes B1(b), B1(c), B2 and B8) with means of access and landscaping included following the grant of outline permission 18/02744/OUTM

By: Mr James Nellist

Application Type: Major Reserved Matters Application

Target Date: 31 January 2022

Recommendation: Approve

1.0 PROPOSAL

1.1 The application site is at the rear of the existing Lindum Group industrial estate, located to the north of York Road, Elvington approximately 10 kilometres to the south east of York. The site lies at the edge of the Elvington Industrial Estate area, which is to the north west of the main village of Elvington. The surface of the area where the industrial area has outline consent to be extended to is largely formed of rubble with some scrubland within it. Buildings were sited in this location, however Council aerial photography indicates that it is likely to be around twenty years since this was the case and as it is not considered to constitute previously developed land.

1.2 There is an existing small woodland to the north of the site. West of the site is existing commercial uses forming part of the wider industrial area. There is predominantly open land to the east of the site, in agricultural and recreational/community uses, heading towards the main village of Elvington. The existing vehicular access is via York Road (B1228).

Background

1.3 Outline planning permission with reference [18/02744/OUTM] was approved (subject to referral to Secretary of State at Planning) by the Planning Committee on 24 January 2020 for the erection of 20 employment units (Use Classes B1(b), B1(c), B2 and B8) with means of access and landscaping included. The Secretary of State on 2 March 2020 confirmed that he decided not to call in this application.

1.4 The above approved uses are as follows:

B1(b) – Research and development of products and processes.

B1(c) – Light industry appropriate in a residential area.

B2 – General Industrial

B8 – Storage and Distribution

1.5 It should be noted that after the outline consent was granted, the Town and Country Planning (Use Classes) Order 1987 (as amended) was revised on the 1st September 2020. This removed use class B1 and created a new Class E (Commercial, Business and Service). Class E encompasses a very broad range of uses. As well as research and development and light industry it includes shops, cafes and indoor sport.

Proposals

1.6 This application is for the outstanding reserved matters. These are the appearance, layout and scale of the proposed development. Following the submission of the reserved matters revisions to the scheme have been received to. The main changes are as follows:

- Push block C to the north to better reflect the illustrative landscaping layout of the outline scheme.
- Create more space within the site to allow lorries to turn around and exit.
- Create an improved access to the B1228 and space for HGV's to pass within the site.

1.7 The application site lies within the general extent of the York Green Belt. The precise boundaries of the Green Belt are to be fixed by the Local Plan. The 2019 modifications to the proposals map of the 2018 Publication Draft Local Plan show the site is not proposed to be in the Green Belt. When recommending approval of the outline consent the planning officer stated in his report that the proposal was inappropriate development in the Green Belt but that very special circumstances existed to justify the development. This related to the shortage of such commercial space in the city and the benefits to the local economy.

2.0 POLICY CONTEXT

Application Reference Number: 21/01709/REMM

Item No: 4a

Yorkshire and Humber Regional Spatial Strategy (RSS)

2.1 The Yorkshire and Humber RSS was revoked in 2013 with the exception of the policies relevant to the York Green Belt. Policy YH9C states that the detailed inner boundaries of the Green Belt around York should be defined in order to establish long term development limits that safeguard the special character and setting of the historic city. The boundaries must take account of the levels of growth set out in this RSS and must also endure beyond the Plan period. Policy Y1(c) states that plans, strategies, investment decisions and programmes for the York sub area should in the City of York LDF, define the detailed boundaries of the outstanding sections of the outer boundary of the York Green Belt about 6 miles from York city centre and the inner boundary in line with policy YH9C.

2.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determinations be made in accordance with the development plan unless material considerations indicate otherwise.

2.3 The revised National Planning Policy Framework ('NPPF') was published in July 2021 and its planning policies are a material consideration in the determination of this planning application. The NPPF sets out the government's planning policies for England and how these are expected to be applied. Key sections of the NPPF are:

2. Achieving sustainable development.
4. Decision making.
6. Building a strong, competitive economy.
11. Making effective use of land.
12. Achieving well designed places.
13. Protecting green belt land.
15. Conserving and enhancing the natural environment.
17. Facilitating the sustainable use of materials.

2.4 The Publication Draft City of York Local Plan 2018 ('2018 eLP') was submitted for examination on 25 May 2018. In accordance with paragraph 48 of the NPPF its policies can be afforded weight according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the previous NPPF published in March 2012.

2.5 Key relevant 2018 eLP Policies are as follows -

2.6 The evidence base underpinning the 2018 eLP is capable of being a material consideration in the determination of planning applications.

2.7 Relevant Policies

- DP1 York Sub Area
- DP2 Sustainable Development
- DP3 Sustainable Communities
- SS1 Delivering Sustainable Growth for York
- SS3 York City Centre
- EC5 Rural Economy
- D1 Placemaking
- GI1 Green Infrastructure
- GI2 Biodiversity and Access to Nature
- GI4 Trees and Hedgerows
- GB1 Development in the Green Belt
- ENV2 Managing Environmental Quality
- ENV3 Land Contamination
- ENV5 Sustainable Drainage
- T1 Sustainable Access
- T7 Minimising and Accommodating Generated Trips
- CC1 Renewable and Low Carbon Energy Generation and Storage
- CC2 Sustainable Design and Construction of New Development

3.0 CONSULTATIONS

INTERNAL

Design, Conservation and Sustainable Development - Archaeology

3.1 The information provided on the attached landscape layout is sufficient to secure the scheme. In terms of implementation and maintenance, condition 6 of the outline permission covers this.

3.2 The proposals for the northern leg are in keeping with the landscape plan that was approved under outline.

3.3 The outline details show a reduction in planting at the entrance to the southern end of the site, and fewer proposed trees along the western boundary. This

diminishes the quality of the development, however some of this may be due to easement requirements.

Environmental Protection Unit

3.4 The details submitted in respect to Condition 7 (gas monitoring) and Condition 13 (noise) are acceptable. Conditions regarding the remediation of contaminated land and unexpected contamination will need to be addressed.

Highways Network Management

3.5 No objection subject to implementation and retention of proposed parking and manoeuvring arrangements. Details regarding upgrading the access to B1228 are addressed by an outline condition.

Flood Risk Management

3.6 Satisfied that outstanding matters relating to surface water discharge and proximity to the culvert can be addressed by planning condition.

EXTERNAL

Elvington Parish Council

3.7 No comment other than to ask if it was possible for a 'Stop' sign to be put in place as vehicles exit the site onto York Road

Designing out crime office (North Yorkshire Police)

3.8 No objections. The details indicated in respect to crime prevention measures are adequate to meet condition 18 of the outline consent that related to crime prevention.

Ouse and Derwent Internal Drainage Board

3.9 No objections subject to conditions regarding discharge rates and access to the watercourse that runs adjacent to the site.

Yorkshire Water

3.10 No objections.

4.0 REPRESENTATIONS

4.1 The application has been advertised by neighbour notification, press notice and site notice. No responses were received.

5.0 APPRAISAL

- Principle of development
- Development in the Green Belt
- Commercial Uses
- Impact on the character of the area
- Trees
- Drainage
- Highways
- Amenity
- Sustainability

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 The Council does not have an adopted local plan that covers the whole local authority. The statutory development plan for the area of the application site comprises the saved policies of the Yorkshire and Humber Regional Spatial Strategy (RSS) relating to the general extent of the York Green Belt, saved under The Regional Strategy for Yorkshire and Humber (Partial Revocation) Order 2013.

PRINCIPLE OF DEVELOPMENT

5.3 The principle of development was agreed with the outline consent. This application deals only with the reserved matters. As stated earlier, since the outline consent was issued the Use Classes Order has been revised with Class B1 industrial uses now contained within the new more expansive Class E which also incorporates shops, cafes and indoor sport. It is the case that the layout and location is unlikely to make it an attractive site for non-industrial uses. The applicant has indicated that it is not their intention to seek the accommodation of uses that do not encompass an industrial, or storage and distribution use. Even if it were considered desirable to do so, it is not possible to retrospectively impose conditions on the outline consent restricting the uses that the site can contain. This is because although not implemented, the consent is existing and 'benefits' from changes in the use classes order. It is noted that the allowances for changes of use on the site also typically apply to other 'industrial' sites (and permissions) that would have formally been within class B1 use.

IMPACT ON THE OPENENSS OF THE GREEN BELT

5.4 Paragraph 137 of the NPPF states that the fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open. Openness has been found by the Courts to have both a visual and spatial sense.

5.5 In approving the outline consent it was stated that the presence of buildings will result in a moderate loss of visual and spatial openness, although it was considered that they would not appear completely incongruous being located adjacent to the existing built up area of the industrial estate. Condition 12 of the outline consent restricts the height of built development to 6.5m. The buildings proposed on site are a mono-pitch design and are 6.5m to the highest point and around 5m at the lowest point. The lowest point of the buildings faces the outer edges of the site. It is not considered that the revised scheme raises any conflict with the previous assessment on the impact on openness.

IMPACT ON THE CHARACTER OF THE AREA

5.6 Paragraph 130 of the NPPF considers design and seeks to ensure that developments will, amongst other things, function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

5.7 Moderate weight can be attached to Policy D1 of the 2018 eLP which states that proposals will be supported where they improve poor existing urban and natural environments, enhance York's special qualities and better reveal the significances of the historic environment. Development proposals that fail to take account of York's special qualities, fail to make a positive design contribution to the city, or cause damage to the character and quality of an area will be refused.

5.8 Policy D2 of the 2018 eLP states that proposals will be encouraged and supported, where amongst other things, they conserve and enhance landscape quality and character, and the public's experience of it and make a positive contribution to York's special qualities. Proposals should also recognise the significance of landscape features such as mature trees, hedges, and historic boundaries and York's other important character elements and include sustainable, practical, and high quality soft and hard landscape details and planting proposals that are clearly evidence based and make a positive contribution to the character of spaces and other landscapes.

5.9 The proposed buildings are functional in design as would be expected of an industrial use. The lack of openings on outer edges will help to avoid conflict with additional planting proposed around the site boundaries. The front elevations include elements of timber cladding which help raise the quality of the scheme.

5.10 The most visually sensitive area when viewed from outside the site is the north-eastern 'dog leg'. Although planting will not completely screen this element it will help soften the impact. Hedging will in time also help to screen the relatively harsh palisade fencing that exists around the site boundaries.

TREES

5.11 There is little significant vegetation within the area of site to be developed. The only tree of any scale is an Oak tree that is located on the western boundary. The area below the canopy is indicated to be free from hard surfacing. It is noted that there is little tree planting proposed to the south or western boundary of the site, however, this area of land abuts other industrial buildings/uses and it is not considered that it as an area where significant planting is necessary to protect the visual character of the wider area.

DRAINAGE

5.12 Paragraph 159 of the NPPF advises that development should ensure that flood risk is not increased elsewhere and that development is directed away from areas at risk of flooding. The site lies in flood zone 1 (low risk). There is a culvert running along part of the western boundary of the site which is maintained by the Internal Drainage Board. The Council's Flood Risk Manager is satisfied that surface water run-off can be managed in a way that does not increase flood risk. Although drainage details have been submitted it is considered it is matter that is covered by condition in the outline consent and it would be appropriate to address this by an approval of details.

HIGHWAYS

5.13 Paragraph 110 of the NPPF states that when assessing applications for development, it should be ensured that:

- appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location
- safe and suitable access to the site can be achieved for all users; and
- any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

5.14 The entrance from the B1228 is to be widened to provide better provision for large vehicles. In addition the initial section of private road into the site is to be widened to 6m to allow two large HGV's to pass. The submitted drawings indicate that a HGV can turn with the proposed new area of industrial units. Car parking is proposed outside of each unit and along the western side of the access road. Cycle

parking can be provided within the individual units which would provide greater security and weather protection.

NEIGHBOUR AMENITY

5.15 Paragraph 130(f) of the NPPF states that developments should create places with a high standard of amenity for all existing and future users. It goes on to state that decisions should avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development. Policy D1 of the 2018 eLP covers amenity.

5.16 The submitted noise assessment indicates that even if occupied by general industrial uses (B2) operating over 24 hours the proposal would not raise noise concerns.

5.17 A lighting report has been submitted with the application, however, this relates to the initial layout rather than the revised layout. Issues relating to lighting and noise can be addressed by a discharge of condition application.

6.0 CONCLUSION

6.1 This reserved matters application provides the details required following the outline planning permission. The layout and form of development proposed and the landscaping principles accord with the outline permission. The details accord with the expectations established at outline stage and national policy within the NPPF and local policy within the 2018 eLP regarding design and landscaping.

6.2 Planning conditions relating to the scheme are contained in the outline permission. As part of the reserved matters application a number of details have been submitted relating to conditions on the outline consent. Although this helps to progress the scheme in a comprehensive manner and ensure that issues relating to reserved matters will not conflict with the goal of the conditions it will be necessary to discharge these matters through the formal approval of details process rather than through agreement of a reserved matters application.

6.3 It is recommend that the application is approved.

7.0 RECOMMENDATION: Approve

1 The development hereby permitted shall be carried out in accordance with the following plans:-

Proposed Site Plan 08693 BSP 20-202 Rev D received on 15 February 2022.

Application Reference Number: 21/01709/REMM

Item No: 4a

Proposed Roof Layout 08693 BSP 20-209 Rev A received on 15 February 2022.
Block A Proposed Floor Layout 08693 BSP 20-203 received on 13 July 2021.
Block A Proposed Elevations and Section 08693 BSP 20-204 received on 13 July 2021.
Block B Proposed Floor Layout 08693 BSP 20-205 received on 13 July 2021.
Block B Proposed Elevations and Section 08693 BSP 20-206 received on 13 July 2021.
Block C Proposed Floor Layout 08693 BSP 20-207 Rev A received on 11 February 2022.
Block C Proposed Elevations and Section 08693 BSP 20-208 Rev A received on 11 February 2022.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

2. No unit shall be occupied until the areas shown on the approved plans for parking and manoeuvring for that unit have been constructed and laid out in accordance with the approved plans. The areas shall thereafter be retained for the prescribed purpose.

Reason: In the interests of the safe and efficient operation of the site.

8.0 INFORMATIVES: Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

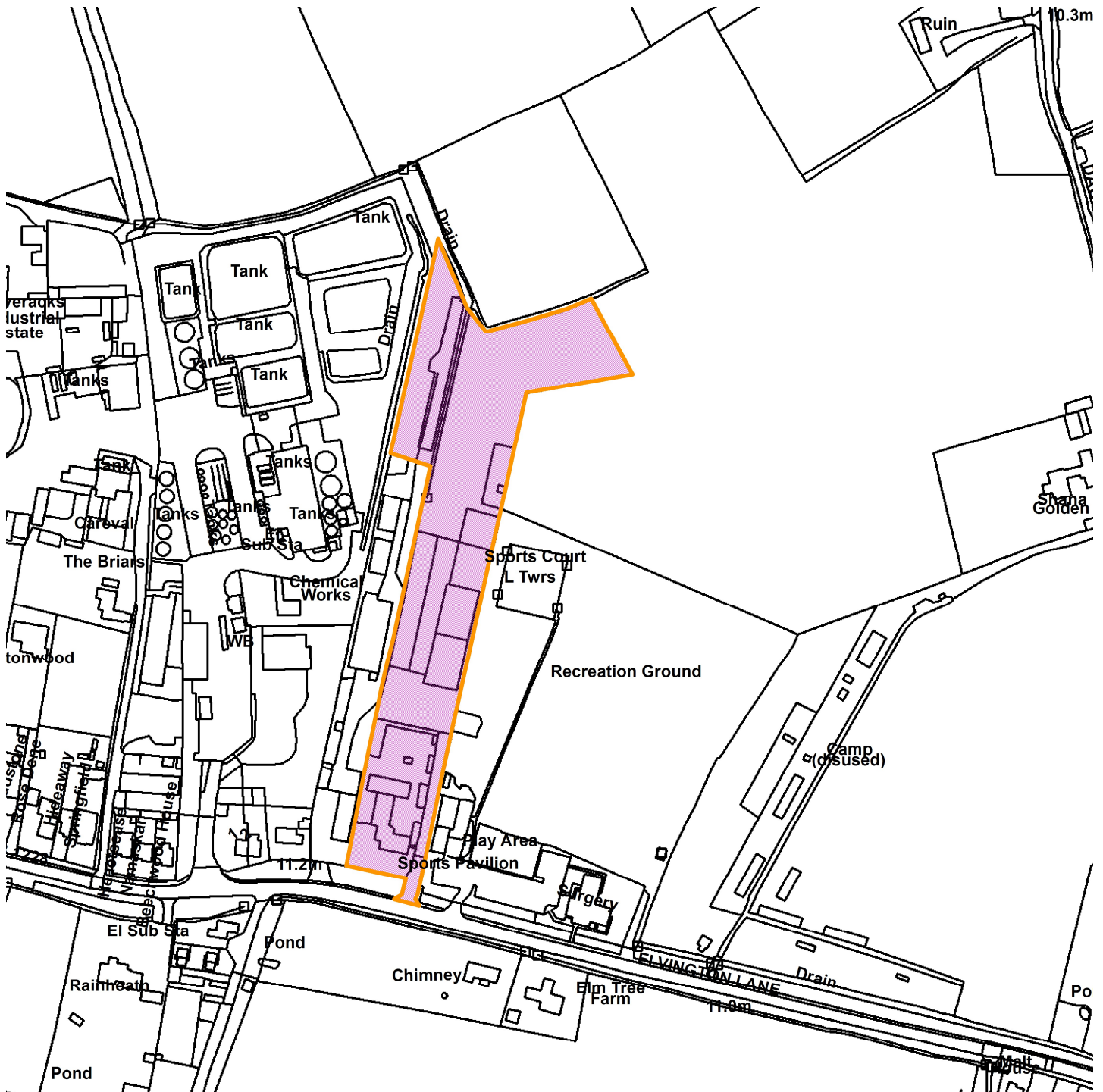
Sought revised site layout to address issues relating to vehicle movement and space for landscaping.

Contact details:

Case Officer: Neil Massey
Tel No: 01904 551352

Lindum Group Ltd, York Road, Elvington YO41 4EP

21/01709/REMM



Scale : 1:3083

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Organisation	City of York Council
Department	Directorate of Place
Comments	Site Location Plan
Date	18 February 2022
SLA Number	

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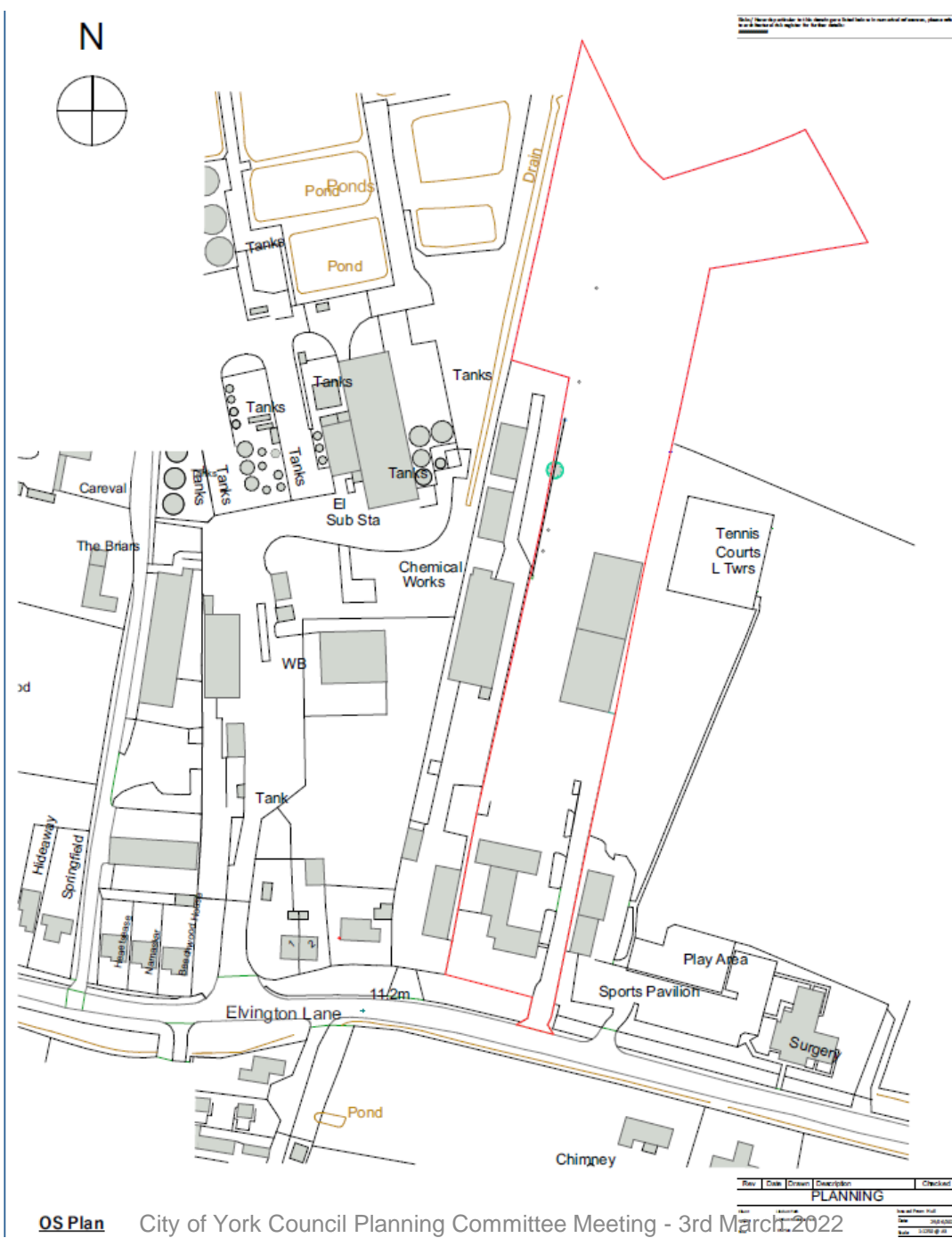
Planning Committee

To be held on Thursday 3rd March 2022

21/01709/REMM - Lindum Group Limited, York Road, Elvington, York

Reserved matters application for outline consent the erection of 20no. employment units (Use Classes B1(b), B1(c), B2 and B8) with means of access and landscaping included following the grant of outline permission 18/02744/OUTM

Site Location Plan



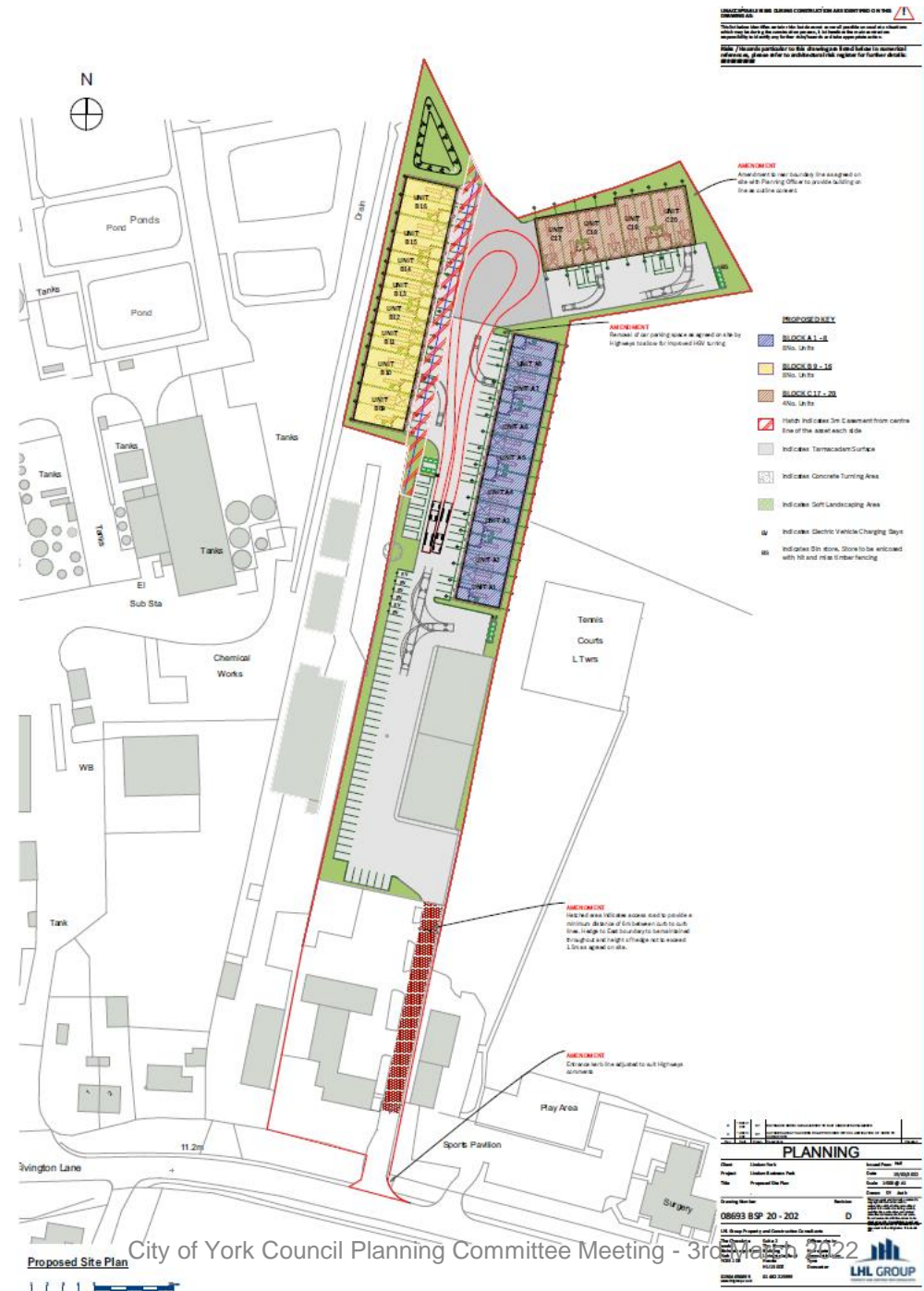
Access from B1128



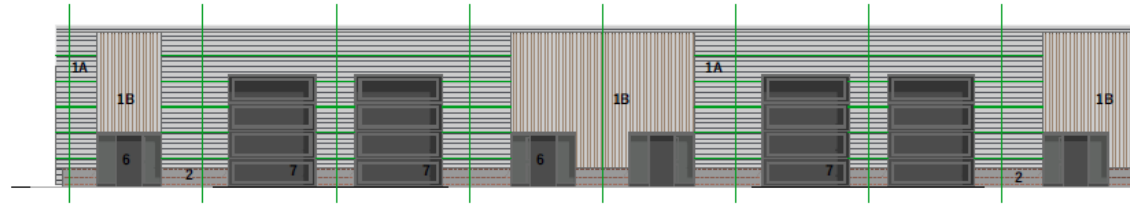
Northern Part of application site



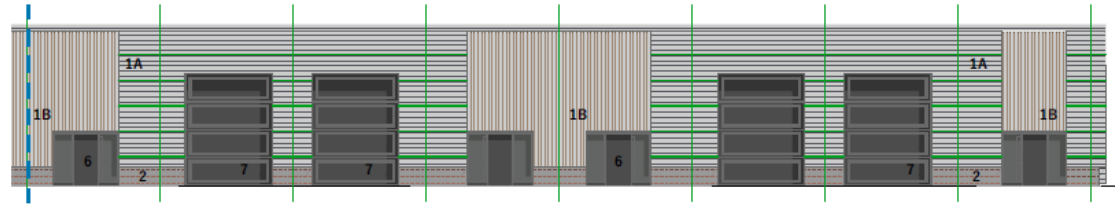
Proposed Site Layout – Whole Site



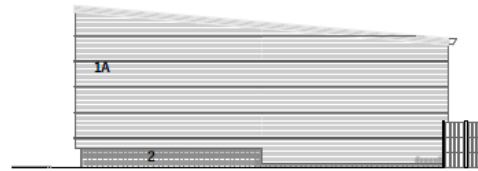
Proposed Elevations – Block A



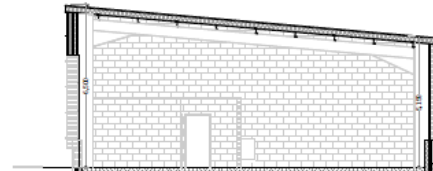
BLOCK A - Proposed Front Elevation 1 of 2



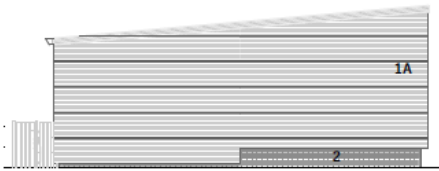
BLOCK A - Proposed Front Elevation 2 of 2



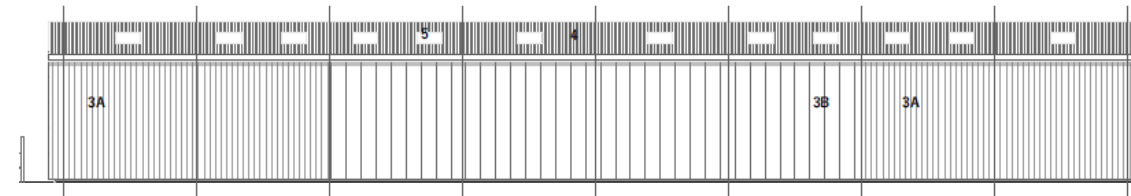
BLOCK A - Proposed Side Elevation



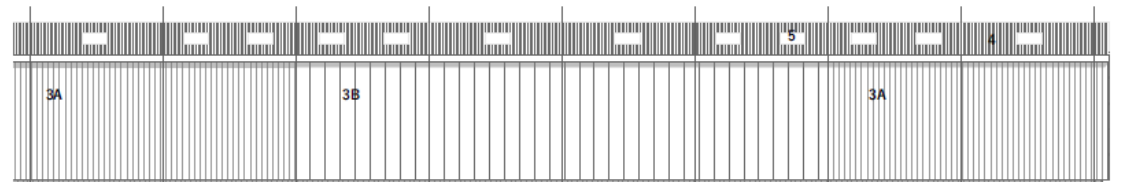
BLOCK A - Proposed Section A-A



BLOCK A - Proposed Side Elevation



BLOCK A - Proposed Rear Elevation 1 of 2



BLOCK A - Proposed Rear Elevation 2 of 2

HAZARD / ACTIVITY LEADING TO UNUSUAL, SIGNIFICANT OR UNACCEPTABLE RISKS DURING CONSTRUCTION ARE IDENTIFIED ON THIS DRAWING AS:

This list helps identify certain risks but does not cover all possible unusual etc. situations which may be during the construction process. It is therefore the contractor's responsibility to identify any further risks/hazards and take appropriate action.

Risks / Hazards particular to this drawing are listed below in numerical order and please refer to architectural risk register for further details:

BLOCK A

PLANNING NOTES

- All works to be in accordance with the following:
- Approved document regulation 7 of the Building Regulations 2010
 - Materials and Workmanship 2013 Edition.
 - Current British Standards & Codes of Practice.
 - Manufacturers Recommendations and Details.

- WALL TYPE 1A - Micro-rib composite panels**
Micro-Rib AWP insulated wall panel (Or similar), Colour Anthracite Grey, on side rails and clips to be supported on steel columns all to Structural Engineers details. Insulate between sheeting rails and at reveals to maintain the continuity of insulation and airtightness at all junctions.
- WALL TYPE 1B - Timber Cladding**
Untreated Larch Planks to be provided and installed on side rails and clips supported on steel columns all to Structural Engineers details. Insulate between sheeting rails and at reveals to maintain the continuity of insulation and airtightness at all junctions.
- WALL TYPE 2 - Masonry Cavity Wall Construction**
365mm c/w comprising of 140mm lightweight blockwork bedding and jointing in gauged mortar. Cavity insulation to be 125mm Puffit insulation. External leaf of brickwork to be 102.5mm facing brickwork Red facing brickwork (Istock Commercial Red or similar in appearance) below and above DPC Level. Bricks to be bedding and jointing in gauged coloured mortar half lap stretcher bond.
- WALL TYPE 3A - Vertical Sheet Cladding Anthracite Grey**
Built up cladding 32/1000 trapezoidal profile to be installed. Support G rail system at centres to suit wind loadings as designed by Structural Engineer and Bright White polyester liner panel.
- WALL TYPE 3B - Vertical Sheet Cladding Ivory**
Built up cladding 32/1000 trapezoidal profile to be installed. Support G rail system at centres to suit wind loadings as designed by Structural Engineer and Bright White polyester liner panel.
- ROOF CLADDING**
Built up Roof system 32/1000 trapezoidal profile to be installed, colour Plastisol Goosewing Grey. External roof sheet to be Non-fragile to Class B and installed with fixings and sealants as recommended by Manufacturer.
- GRP ROOFLIGHTS**
GRP Roof lights to be installed as indicated on Plan. Roof construction to be as per Manufacturer instruction with a 10° roof pitch. Roof lights to be contour insulated roof lights, triple skin translucent profiled roof lights, site assembled. Roof lights to achieve Class B Non-fragile classification.
- EXTERNAL DOORS**
External door and side lights to be Polyester Powder coated Aluminium thermally broken door - Colour Anthracite
- ROLLER SHUTTER DOORS**
Sectional overhead door on overhead track system. Colour Anthracite Grey

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PLANNING			
Client	Urban York	Issued From	NA1
Project	Urban Business Park	Date	29/06/2022
Title	Proposed Elevations and Section - BLOCK A	Scale	1:500 @ A1
Drawing Number	08693 BSP 20 - 204	Drawn	SV Auth
<p>LHL Group Property and Construction Consultants</p> <p>The Chancellors Suite 2 Offices 4th Floor 85 Southgate Road Building Harrogate Harrogate Wetherby YO23 1SE Harrogate Road Type Harrogate Wetherby YO23 1SE Harrogate Wetherby YO23 1SE</p>			
01534 650599	01482 215999	7	

Proposed Elevations – Block B

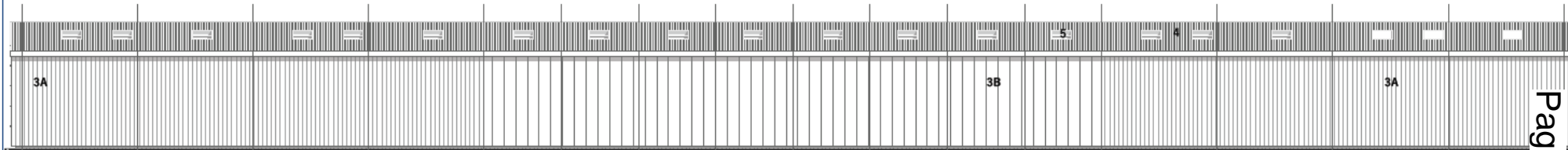
HAZARD / ACTIVITY LEADING TO UNUSUAL, SIGNIFICANT OR UNACCEPTABLE RISKS TO PUBLIC CONSTRUCTION ARE IDENTIFIED ON THIS DRAWING AS:

This list does not identify the certain risks but does not cover all possible unusual etc. situations which may be during the construction process. It is therefore the contractor's responsibility to identify any further risks/requirements and take appropriate action.

Risks / Hazards particular to this drawing are listed below in numerical references, please refer to architectural risk register for further details: none/nil



BLOCK B - Proposed Front Elevation



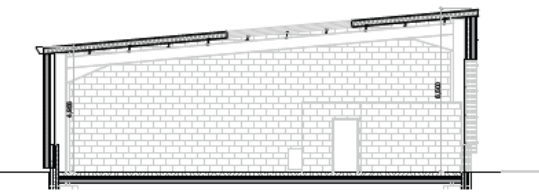
BLOCK B - Proposed Rear Elevation



BLOCK B - Proposed Side Elevation



BLOCK B - Proposed Side Elevation



BLOCK B - Proposed Section B-B

BLOCK B

PLANNING NOTES

- All works to be in accordance with the following:
- Approved document regulation 7 of the Building Regulations 2010 Materials and Workmanship 2013 Edition.
 - Current British Standards & Codes of Practice.
 - Manufacturers Recommendations and Details.

- 1A WALL TYPE 1A - Micro-rib composite panels**
Micro-Rib AWP insulated wall panel (Or similar), Colour Anthracite Grey, on side rails and cleats supported on steel columns all to Structural Engineers details. Insulate between sheeting rails and at reveals to maintain the continuity of insulation and airtightness at all junctions.
- 1B WALL TYPE 1B - Timber Cladding**
Untreated Larch Planks to be provided and installed on side rails and cleats supported on steel columns all to Structural Engineers details. Insulate between sheeting rails and at reveals to maintain the continuity of insulation and airtightness at all junctions.
- 2 WALL TYPE 2 - Masonry Cavity Wall Construction**
365mm of a comprising of 140mm lightweight blockwork bedding and jointing in gauged mortar. Cavity insulation to be 125mm Furl insulation. External leaf of brickwork to be 102.5mm facing brickwork Red facing brickwork (Bstock Commercial Red or similar in appearance) below and above DPC Level. Bricks to be bedding and jointing in gauged coloured mortar half lap stretcher bond.
- 3A WALL TYPE 3A - Vertical Sheet Cladding Anthracite Grey**
Built up cladding 32/1000 trapezoidal profile to be installed. Support Grid & rail system at centres to suit wind loadings as designed by Structural Engineer and Bright White polyester liner panel.
- 3B WALL TYPE 3B - Vertical Sheet Cladding Ivory**
Built up cladding 32/1000 trapezoidal profile to be installed. Support Grid & rail system at centres to suit wind loadings as designed by Structural Engineer and Bright White polyester liner panel.

- 4 ROOF CLADDING**
Built up Roof system 32/1000 trapezoidal profile to be installed, colour Plastisol Goosewing Grey, External roof sheet to be Non-fragile to Class B and installed with fixings and sealants as recommended by Manufacturer.
- 5 GRP ROOFLIGHTS**
GRP Roof lights to be installed as indicated on Plan. Roof construction to be as per Manufacturer instruction with a 10° roof pitch. Roof lights to be contour insulated roof lights, triple skin translucent profiled roof lights, site assembled. Roof lights to achieve Class B Non-fragile classification.
- 6 EXTERNAL DOORS**
External door and side lights to be Polyester Powder coated Aluminium thermally broken door - Colour Anthracite
- 7 ROLLER SHUTTER DOORS**
Sectional overhead door on overhead track system. Colour Anthracite Grey



PLANNING			
Client	Lillemark York	Issued From	M&E
Project	Lillemark Business Park	Date	20/06/2021
Title	Proposed Elevations and Section - BLOCK B	Scale	1:100 @ A1
Drawing Number	08693 BSP 20 - 206	Drawn	SV / AWH
<p>08693 BSP 20 - 206</p> <p>LIL Group Property and Construction Consultants</p> <p>The City Centre 100-102 The Riverside Lillemark Road York YO12 1JG</p> <p>Scale 2 The Riverside Building Lillemark Road York YO12 1JG</p> <p>Office Address Harrgate Riverside Urban Type December</p> <p>01904 650000 www.lilgroup.co.uk</p> <p>01482 215000</p> <p>LHL GROUP PROPERTY AND CONSTRUCTION CONSULTANTS</p>			

HAZARDOUS / ACTIVITY LEADING TO UNUSUAL, UNEXPECTED OR UNACCEPTABLE RISKS DURING CONSTRUCTION ARE IDENTIFIED ON THIS DRAWING AS:

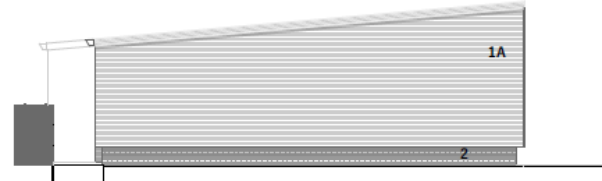
This is to be used to identify the risks in this drawing but does not cover all possible unusual etc. situations which may be during the construction process. It is the responsibility of the contractor to identify any further risks/hazards and take appropriate action.

Risks / Hazards particular to this drawing are listed below in numerical references, please refer to architectural risk register for further details:

Proposed Elevations – Block C



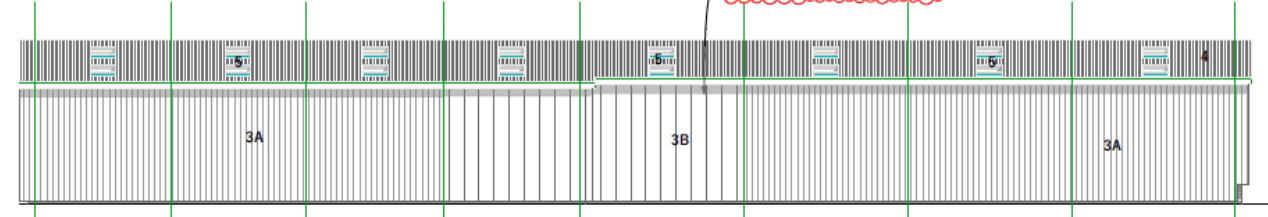
BLOCK C - Proposed Front Elevation



BLOCK C - Proposed Side Elevation

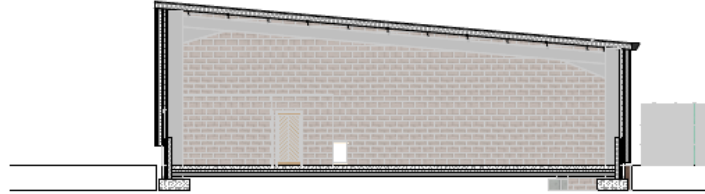


BLOCK C - Proposed Side Elevation

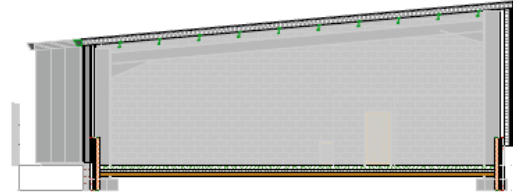


BLOCK C - Proposed Rear Elevation

AMENDMENT
Amendment to rear boundary line as agreed on site with Planning Officer to provide building on line as outline consent.



BLOCK C - Proposed Section C-C



BLOCK C - Proposed Section D-D

BLOCK A

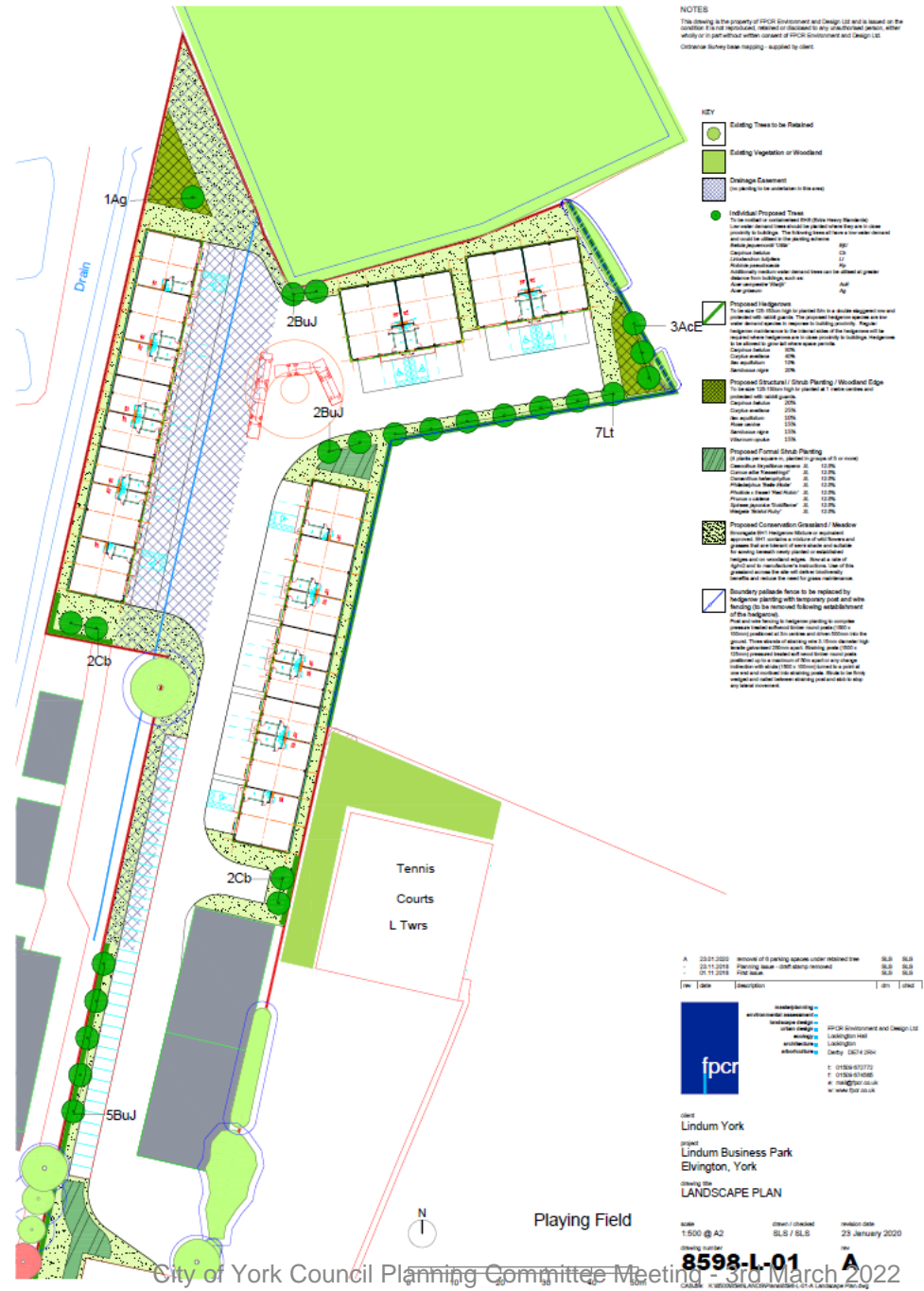
- PLANNING NOTES**
All works to be in accordance with the following:
1. Approved document regulation 7 of the Building Regulations 2010 Materials and Workmanship 2013 Edition.
2. Current British Standards & Codes of Practice.
3. Manufacturers Recommendations and Details.

- 1A WALL TYPE 1A - Micro-rib composite panels**
Micro-Rib AWP insulated wall panel (Or similar), Colour Anthracite Grey, on side rails and cleats supported on steel columns all to Structural Engineers details. Insulate between sheeting rails and at reveals to maintain the continuity of insulation and airtightness at all junctions
- 1B WALL TYPE 1B - Timber Cladding**
Untreated Larch Planks to be provided and installed on side rails and cleats supported on steel columns all to Structural Engineers details. Insulate between sheeting rails and at reveals to maintain the continuity of insulation and airtightness at all junctions
- 2 WALL TYPE 2 - Masonry Cavity Wall**
Construction 965mm o/a comprising of 140mm high strength blockwork bedding and jointing in gauged mortar. Cavity insulation to be 125mm Full fill insulation. External leaf of brickwork to be 102.5mm facing brickwork Red facing brickwork (In stock Commercial Red or similar in appearance) below and above DPC Level. Bricks to be bedding and jointing in gauged coloured mortar half lap stretcher bond
- 3A WALL TYPE 3A - Vertical Sheet Cladding Anthracite Grey**
Built up cladding 32/1000 trapezoidal profile to be installed. Support G rail system at centres to suit wind loadings as designed by Structural Engineer and Bright White polyester liner panel
- 3B WALL TYPE 3B - Vertical Sheet Cladding Ivory**
Built up cladding 32/1000 trapezoidal profile to be installed. Support G rail system at centres to suit wind loadings as designed by Structural Engineer and Bright White polyester liner panel
- 4 ROOF CLADDING**
Built up Roof system 32/1000 trapezoidal profile to be installed, colour Plastisol Goosewing Grey, External roof sheet to be Non-fragile to Class B and installed with fixings and sealants as recommended by Manufacturer.
- 5 GRP ROOFLIGHTS**
GRP Roof lights to be installed as indicated on Plan. Roof construction to be as per Manufacturer instruction with a 10° roof pitch. Roof lights to be colour insulated roof lights, triple skin translucent profiled roof lights, site assembled. Roof lights to achieve Class B Non-fragile classification.
- 6 EXTERNAL DOORS**
External door and side lights to be Polyester Powder coated Aluminium thermally broken door - Colour Anthracite
- 7 ROLLER SHUTTER DOORS**
Sectional overhead door on overhead track system. Colour Anthracite Grey

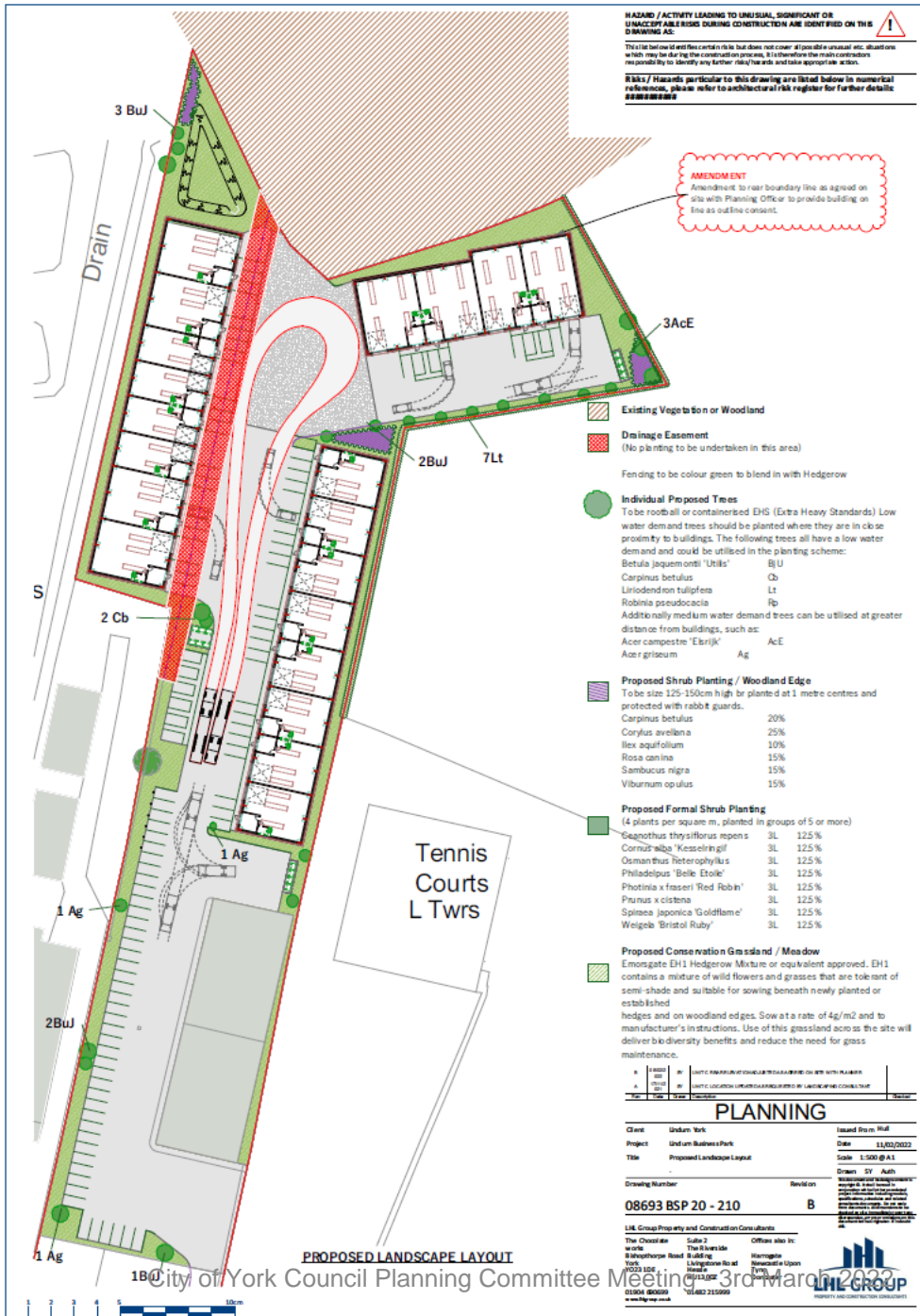


PLANNING			
Client	London York	Issued From	MAT
Project	London Business Park	Date	11/02/2022
Title	Proposed Elevations and Section - BLOCK C	Scale	1:500 @ A1
Drawing Number	08693 BSP 20 - 208	Drawn	SY Auth
<p>LHL GROUP PROPERTY AND CONSTRUCTION CONSULTANTS</p> <p>The Chocolate Works, The Riverside, Harrogate, North Yorkshire YO23 1DE 01423 656560 www.lhlgroup.co.uk</p>			

Approved Landscape Plan from 2018 Outline



Illustrative Landscaping Scheme 2022



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