



Planning Committee A

To be held on 16th May 2024

23/01309/REMM - North Selby Mine, New Road, Deighton, York

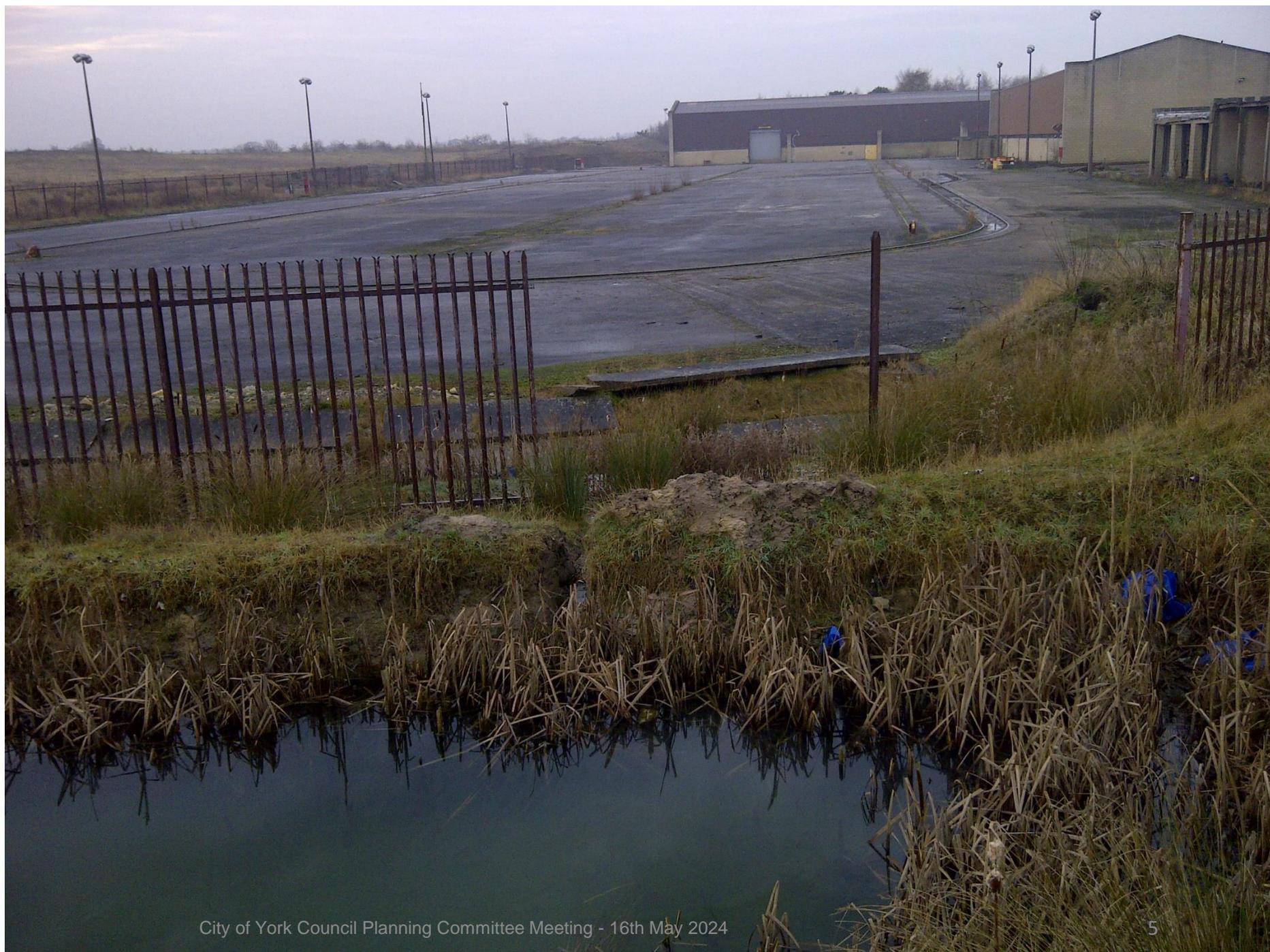
Reserved matters application for appearance, landscaping, layout and scale of redevelopment of the former North Selby Mine site to a leisure development comprising of a range of touring caravan and static caravans and associated facilities following the grant of outline permission 19/00078/OUTM.



North Selby Mine
Internal Parking
Area



Existing Site viewed
from East

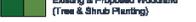
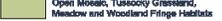
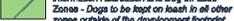


Vehicular Access



Masterplan

LEGEND

-  Planning Permission Boundary
-  Existing Public Rights of Way
-  Proposed Recreational Footpaths
-  Contours (1m Intervals - mAOD)
-  Proposed Amenity Buildings - Existing Structures
-  Proposed Wildlife and Surface Water Management Ponds
-  Existing & Proposed Woodland (Tree & Shrub Planting)
-  Open Mosaic, Tussocky Grassland, Meadow and Woodland Fringe Habitats
-  Agricultural Grassland - to be managed as Species Rich Grassland
-  Recreational Area
-  Proposed Gateboard Fencing / Stock Proof Fencing
-  Site of Importance for Nature Conservation (SINC) Boundary
-  Information Recreation and Dog off Lead Zone - Dogs to be kept on leash in all other zones outside of the development footprint
-  Recycling / Refuse Areas
-  Bike Store





PROJECT:
North Selby Leisure Proposal

TITLE:
Site Masterplan

REF NO:
KD.NSLBY.1.D.001

DATE:
December 2023

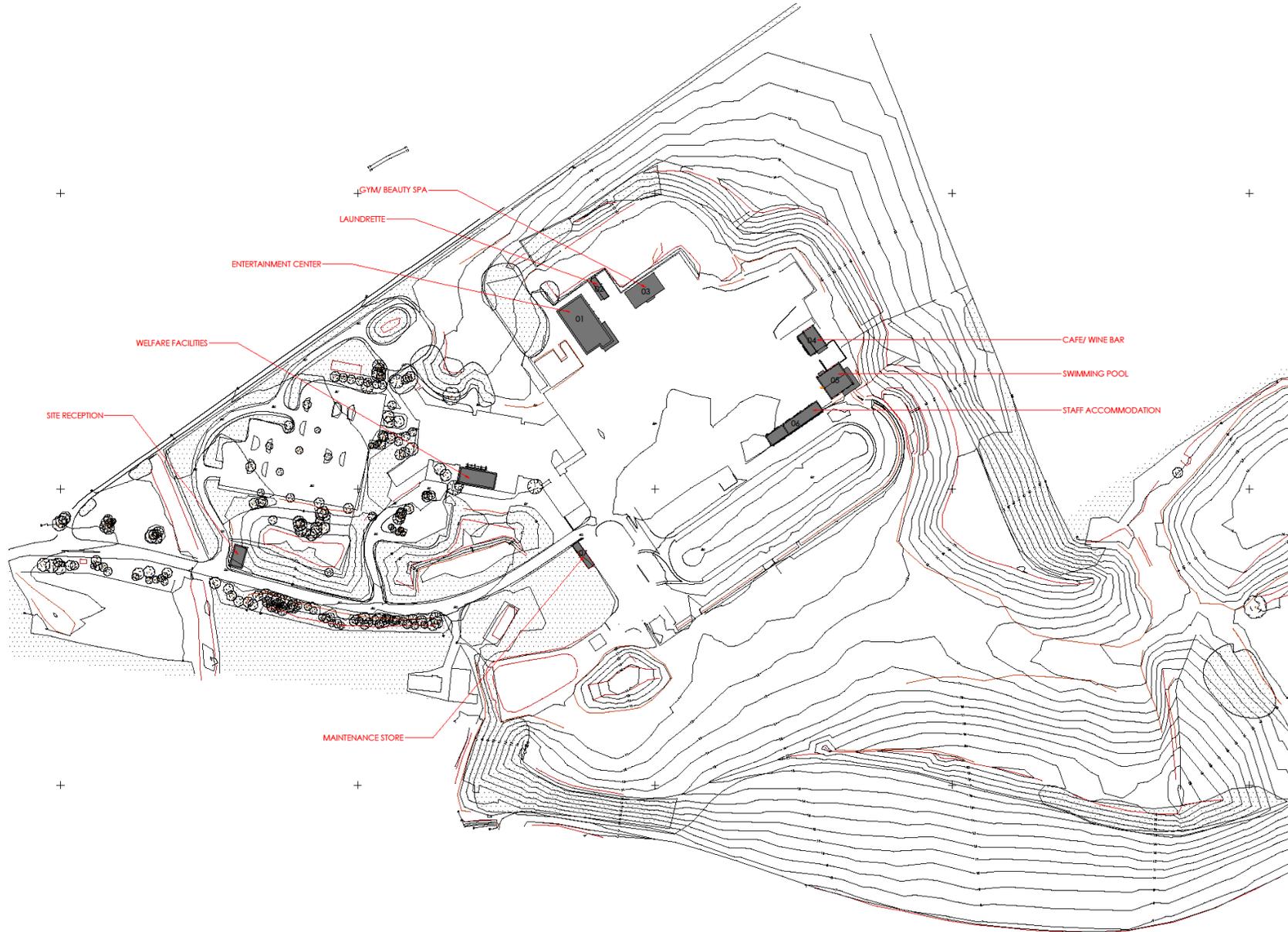
SCALE:
1:1,250 @ A1

STATUS:
FINAL

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Location and Layout of Amenity Buildings



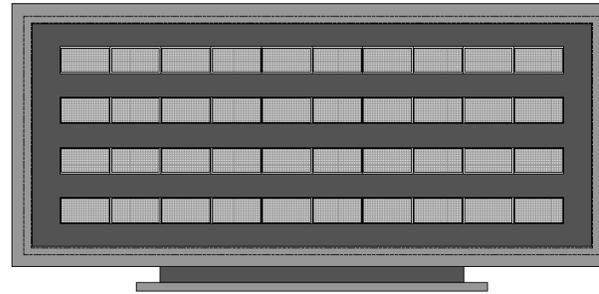
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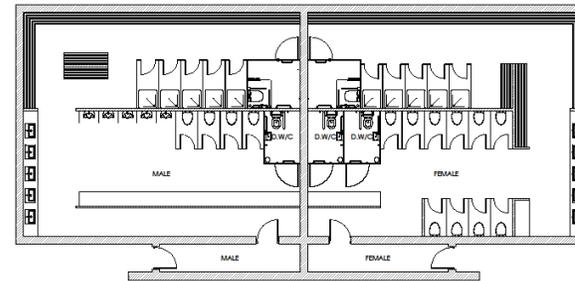
City of York Council Planning Committee Meeting - 16th May 2024

REV	DESCRIPTION	BY	DATE
STATUS: PRELIMINARY / FOR COMMENT			
		TJB Architects Ltd. Tel: (+44) 01625 725 825 Email: info@tjbarchitects.co.uk Web: www.tjbarchitects.co.uk	
CLIENT: FLANNIGAN ESTATES			
SITE: NORTH SELBY MINE WHELDRAKE YORK			
BRDF: CARAVAN PARK			
TITLE: LOCATION & LAYOUT OF AMENITY BUILDINGS			
SCALE 1:1	DATE: DEC 2023	DRAWN: TJB	CHECKED: TJB
PROJECT NO: 223	DRAWING NO: PL01_001	REVISION: -	

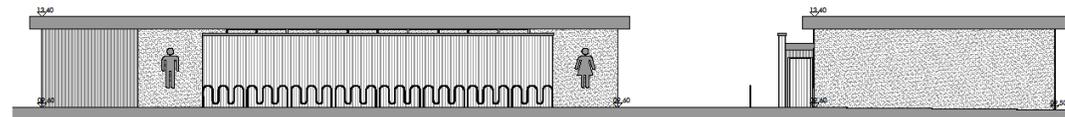
Amenity Facilities Proposed Plans



FLOOR PLAN AS PROPOSED - AMENITY FACILITIES
SCALE 1:100



FLOOR PLAN AS PROPOSED - AMENITY FACILITIES
SCALE 1:100



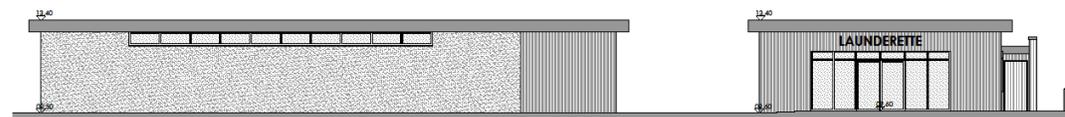
SOUTH ELEVATION AS PROPOSED

SCALE 1:100



EAST ELEVATION AS PROPOSED

SCALE 1:100



NORTH ELEVATION AS PROPOSED

SCALE 1:100

WEST ELEVATION AS PROPOSED

SCALE 1:100

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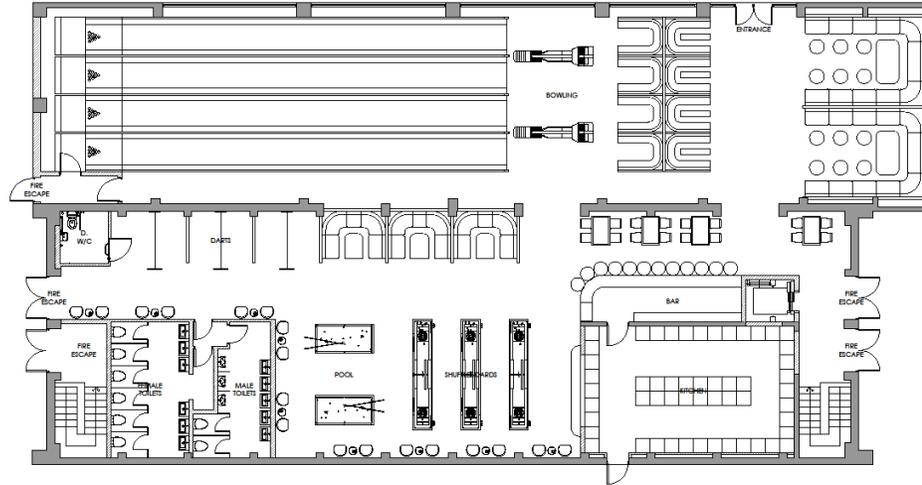
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- TIMBER CLADDING
- CORRUGATED METAL
- ALUMINIUM CLADDING

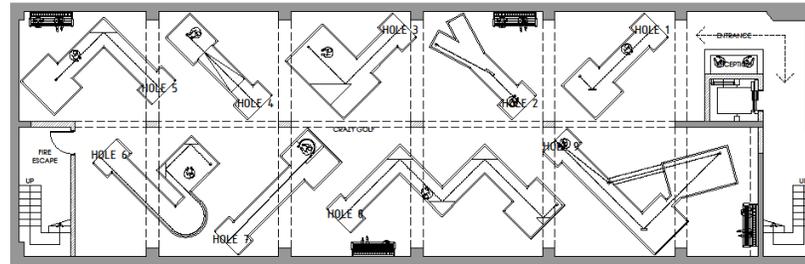
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PRELIMINARY / FOR COMMENT			
TJB architects		TJB Architects Ltd Tel: (+44) 01625 725 925 Email: info@tjbarchitects.co.uk Web: www.tjbarchitects.co.uk	
CLIENT:	FLANNIGAN ESTATES		
SITE:	NORTH SELBY MINE WHELDRAKE YORK		
PROP:	CARAVAN PARK		
TITLE:	AMENITY FACILITIES ELEVATIONS AS PLANS		
SCALE: 1:100	DATE: DEC 2023	DRAWN: TJB	CHECKED: TJB
PROJECT NO: 223	DRAWING NO: PL01_013	REVISION:	-



Entertainment Centre – Proposed Plans



FLOOR PLAN AS PROPOSED - ENTERTAINMENT CENTER
GROUND FLOOR PLAN
SCALE 1:100



FLOOR PLAN AS PROPOSED - ENTERTAINMENT CENTER
BASEMENT FLOOR PLAN
SCALE 1:100



SOUTH EAST ELEVATION AS PROPOSED
SCALE 1:100



NOETH WEST ELEVATION AS PROPOSED
SCALE 1:100

City of York Council Planning Committee Meeting - 16th May 2024

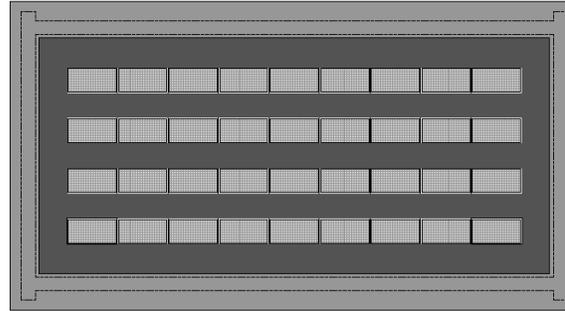


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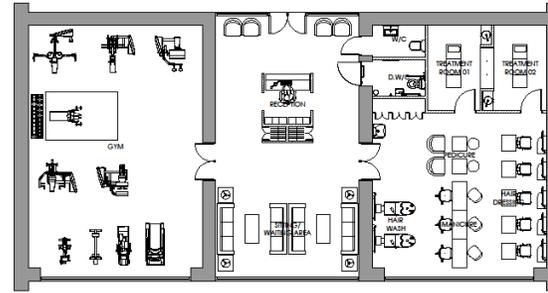
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 - TIMBER CLADDING
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REV.	DESCRIPTION	BY	DATE
STATUS: PRELIMINARY / FOR COMMENT			
TJB architects		TJB Architects Ltd. Tel: (+44) 01625 725 805 Email: info@tjbarchitects.co.uk Web: www.tjbarchitects.co.uk	
CLIENT: FLANNIGAN ESTATES			
SITE: NORTH SELBY MINE WHELORAKE YORK			
PROJECT: CARAVAN PARK			
TITLE: Unit 1 - ENTERTAINMENT CENTER ELEVATIONS AS PLANS			
SCALE 1:100	DATE: DEC 2023	DRAWN: TJB	CHECKED: TJB
PROJECT NO: 10223	DRAWING NO: PL01_006		REVISION: -

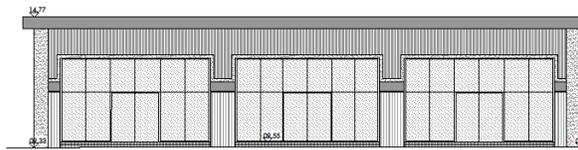
Gym and Spa – Proposed Plans



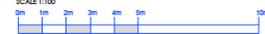
ROOF PLAN AS PROPOSED - BEAUTY SPA & GYM
SCALE 1:100



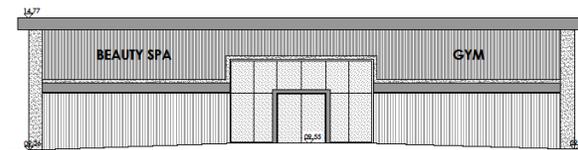
FLOOR PLAN AS PROPOSED - BEAUTY SPA & GYM
SCALE 1:100



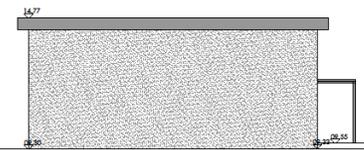
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SCALE 1:100



NORTH EAST ELEVATION AS PROPOSED
SCALE 1:100



NORTH WEST ELEVATION AS PROPOSED
SCALE 1:100



SOUTH WEST ELEVATION AS PROPOSED
SCALE 1:100

City of York Council Planning Committee Meeting - 16th May 2024



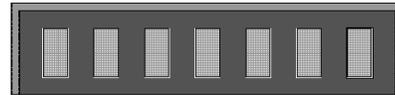
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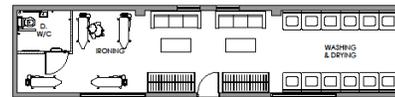
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- TIMBER CLADDING
- CORRUGATED METAL
- ALUMINUM CLADDING

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STATUS: PRELIMINARY / FOR COMMENT			
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CLIENT: FLANNIGAN ESTATES			
SITE: NORTH SELBY MINE WHELDRAKE YORK			
PROJECT: CARAVAN PARK			
TITLE: GYM & SPA ELEVATIONS AS PLANS			
SCALE 1:100	DATE: DEC 2023	DRAWN: TJB	CHECKED: TJB
PROJECT NO: 223	DRAWING NO: PL01_009	REVISION: -	

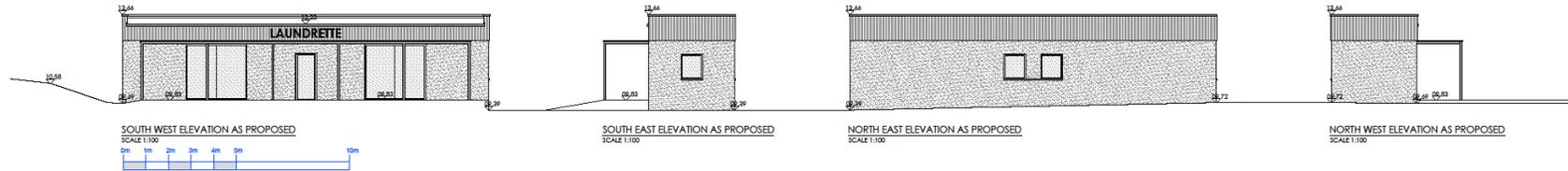
Laundrette Plans and Elevations



ROOF PLAN AS PROPOSED - LAUNDRETTE
SCALE 1:100



FLOOR PLAN AS PROPOSED - LAUNDRETTE
SCALE 1:100



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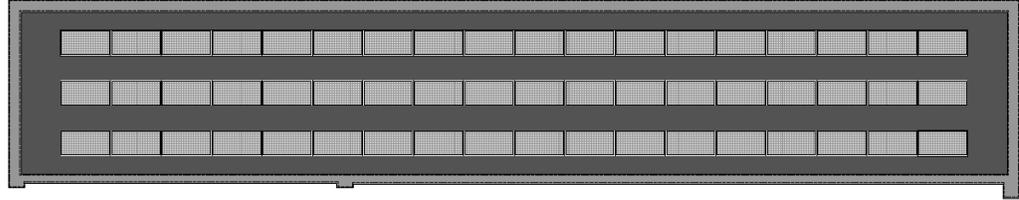
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- CORRUGATED METAL
- ALUMINIUM CLADDING

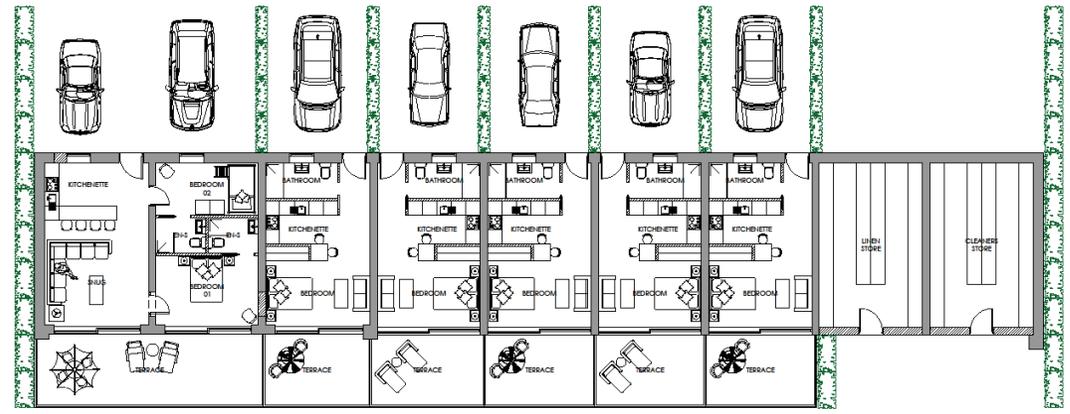
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PRELIMINARY / FOR COMMENT			
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CLIENT: FLANNIGAN ESTATES			
SITE: NORTH SELBY MINE WHELDRAKE YORK			
BRIEF: CARAVAN PARK			
TITLE: LAUNDRETTE ELEVATIONS AS PLANS			
SCALE AT A1:	SHEET NO:	DATE:	DRAWN BY:
1:100	2	DEC 2023	TJB
PROJECT NO:	DRAWING NO:	REVISION:	DESIGNED BY:
223	PL01_008	-	TJB



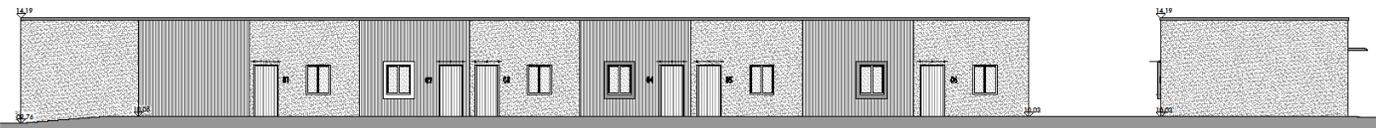
Staff Accommodation Plans and Elevations



ROOF PLAN AS PROPOSED - STAFF ACCOMMODATION
SCALE 1:100

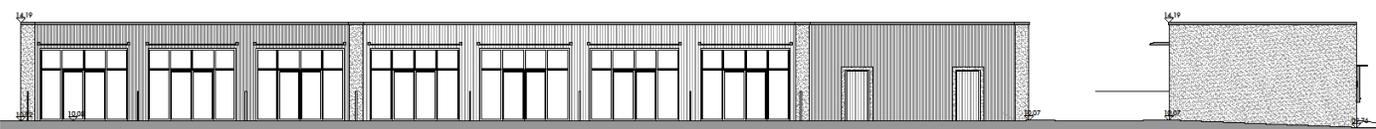


FLOOR PLAN AS PROPOSED - STAFF ACCOMMODATION
SCALE 1:100



NORTH WEST ELEVATION AS PROPOSED
SCALE 1:100

SOUTH WEST ELEVATION AS PROPOSED
SCALE 1:100



SOUTH EAST ELEVATION AS PROPOSED
SCALE 1:100

NORTH EAST ELEVATION AS PROPOSED
SCALE 1:100

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MATERIALS

- RIB-DECK
- TIMBER CLADDING
- CORRUGATED METAL
- ALUMINIUM CLADDING

REV	DESCRIPTION	BY	DATE
STATUS: PRELIMINARY / FOR COMMENT			

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Tel: (+44) 01625 725 805
Email: info@tjbachitects.co.uk
Web: www.tjbachitects.co.uk

CLIENT: FLANNIGAN ESTATES

SITE: NORTH SELBY MINE
WHELDRAKE
YORK

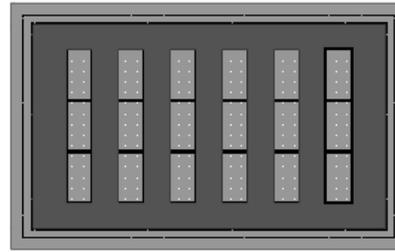
PROJECT: CARAVAN PARK

TITLE: STAFF ACCOMMODATION
ELEVATIONS AS PLANS

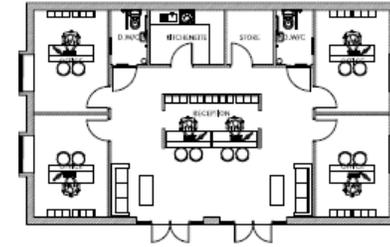
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		REVISION:	-



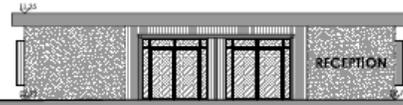
Reception and Maintenance Buildings Plans and Elevations



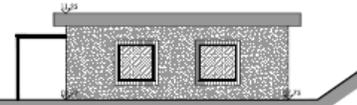
ROOF PLAN AS PROPOSED - RECEPTION
SCALE 1:100



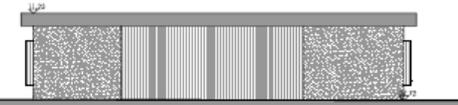
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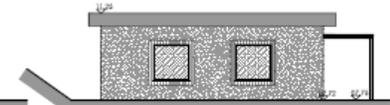
WEST ELEVATION AS PROPOSED
SCALE 1:100



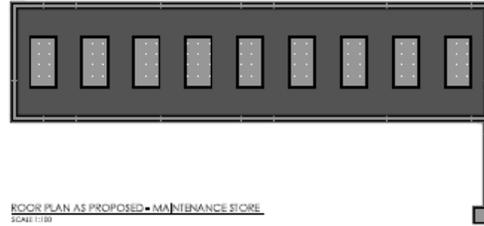
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SCALE 1:100



EAST ELEVATION AS PROPOSED
SCALE 1:100



NORTH ELEVATION AS PROPOSED
SCALE 1:100



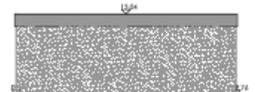
ROOF PLAN AS PROPOSED - MAINTENANCE STORE
SCALE 1:100



FLOOR PLAN AS PROPOSED - MAINTENANCE STORE
SCALE 1:100



NORTH EAST ELEVATION AS PROPOSED
SCALE 1:100



NORTH WEST ELEVATION AS PROPOSED
SCALE 1:100



SOUTH WEST ELEVATION AS PROPOSED
SCALE 1:100



SOUTH EAST ELEVATION AS PROPOSED
SCALE 1:100

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MATERIALS

- BRICK
- CONCRETE BLOCK
- CORRUGATED METAL
- ALUMINIUM CLADDING

REV	DATE	BY	CHKD
0001	23/11/23	TJB	TJB

PRELIMINARY / FOR COMMENT

TJB architects TJB Architects Ltd,
141 (+44) 01625 725 825
Email: info@tjbarchitects.co.uk
Web: www.tjbarchitects.co.uk

101 FLANNIGAN ESTATES

102 NORTH SELBY MINE
WHELDRAKE
YORK

103 CARAVAN PARK

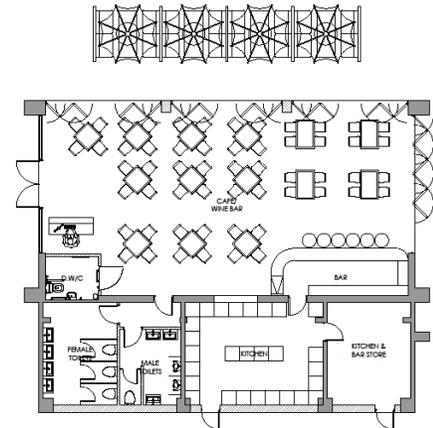
104 RECEPTION & MAINTENANCE
ELEVATIONS AS PLANS

SCALE	DATE	BY	CHKD
1:100	DEC 2023	TJB	TJB

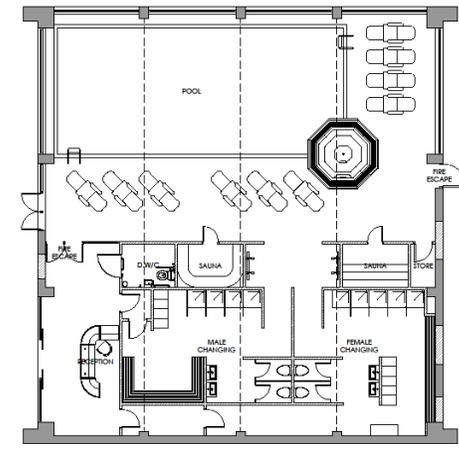
223 PL01_014



Swimming Pool and Café Plans and Elevations



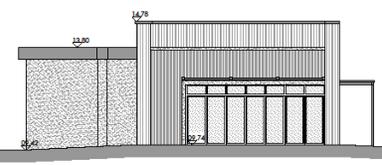
FLOOR PLAN AS PROPOSED - CAFÉ/ WINE BAR
SCALE 1:100



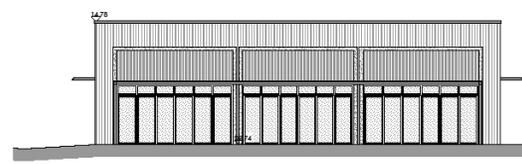
FLOOR PLAN AS PROPOSED - SWIMMING POOL
SCALE 1:100



SOUTH WEST ELEVATION AS PROPOSED
SCALE 1:100



SOUTH EAST ELEVATION AS PROPOSED
SCALE 1:100



NORTH EAST ELEVATION AS PROPOSED
SCALE 1:100



NOTH WEST ELEVATION AS PROPOSED
SCALE 1:100

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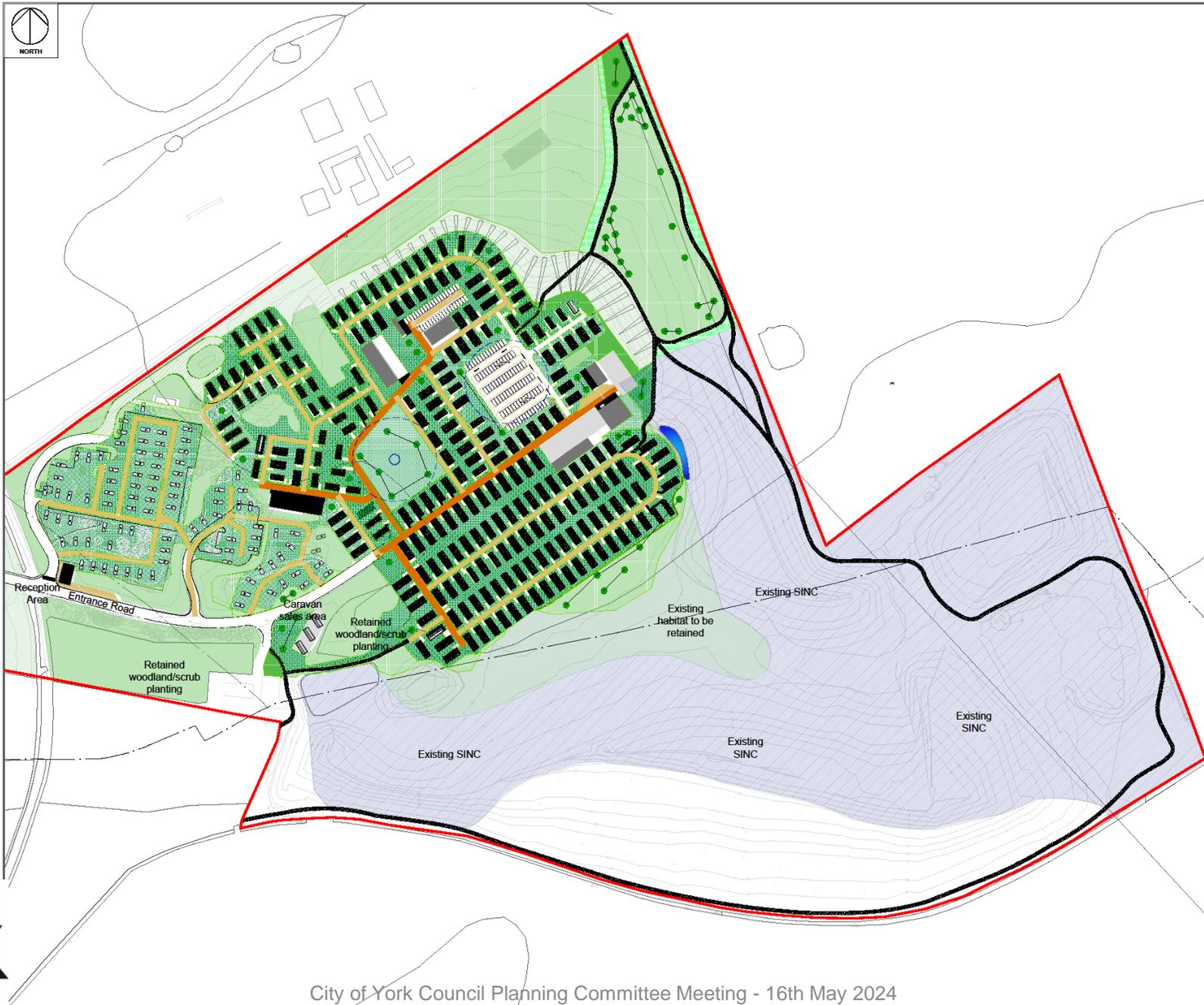
MATERIALS

- RIBBED
- TIMBER CLADDING
- CORRUGATED METAL
- ALUMINIUM CLADDING

REV.	DESCRIPTION	BY	DATE
PLANNING			
		TJB Architects Ltd. Tel: (+44) 01625 725 825 Email: info@tjbarchitects.co.uk Web: www.tjbarchitects.co.uk	
CLIENT: FLANNIGAN ESTATES			
SITE: NORTH SELBY MINE WHELDRAKE YORK			
BRIEF: CARAVAN PARK			
TITLE: SWIMMING POOL AND CAFE ELEVATIONS AS PLANS			
SCALE AT A5: 1:100	SHEET NO: 5	DATE: DEC 2023	DRAWN BY: TJB
PROJECT NO: 223	DRAWING NO: PL01_010	REVISION: A	



Landscape Overview



- Legend**
- Site boundary
 - Existing primary routes
 - Proposed secondary routes
 - Existing retained woodland/scrub planting
 - Existing retained meadow planting
 - Existing SINC
 - Proposed specimen tree
 - Proposed native hedge labelled 'N100'
 - Proposed flowering lawn seed mix (Emmorgate EL1) labelled 'FL00'
 - Proposed species-rich grassland seed mix (Emmorgate EM2) labelled 'SR00'
 - Proposed native scrub mix labelled 'NS00'
 - Proposed woodland mix labelled 'WM00'
 - Proposed ornamental planting (OG00)
 - Proposed limestone aggregate labelled 'GR00'
 - Proposed flag paving labelled 'FP00'

Notes:
 All plants to be started in accordance with horticultural best practice and current guidelines. Planting should not be undertaken whilst the ground is waterlogged or frozen.
 Deviations from the location, density, size and species of plants within the specification and landscape drawing should not be undertaken unless your approval is sought from a Chartered Landscape Architect.
 The location and species of all specimen trees is to be taken into consideration by the Project Structural Engineer to ensure the integrity of all foundations and other structures. In addition contractors implementing the landscape scheme are responsible for scaling, identifying and recording all underground services when excavating the pits. All trees to be secured using a single stake and tree tie, which is to be checked regularly and adjusted to avoid damage to the plant. Stake not shown to be protected using biodegradable spiral guards.
 Where a mix of plants is specified, individual species should be either mixed together or grouped in groups of 3x or 6x of the same species. A random effect should be achieved. Planting beds require a 75mm depth of mulch to be applied to their surface, with at least 300mm of topsoil below.
 Areas of grass seeding are to be undertaken with at least 300mm of subsoil, with no mulch or topsoil applied.

Project number	Project name		
BG22.148.11	York Holiday Park, New Road, Escrick		
Client	Flannigan Estates Ltd 43 Chapel Lane Wimmslow Cheshire SK9 5HW		
Drawing title	HARD AND SOFT LANDSCAPE DESIGN OVERVIEW		
Purpose of issue	ISSUED FOR PLANNING		
Scale @ A1	Scale	Code	Date of issue
1:1500	S4		15.03.2023
Designed	Drawn	Checked	Approved
AT	AT	HCK	RW
Drawing reference	Revision		
BG22.148.11-BRGR-ZZ-ZZ-DR-L-00001	P02		

