

**From:**  
**To:** [Planning](#)  
**Cc:**  
**Subject:** NYM/2022/0328 Sneaton Lane Garage, Ruswarp  
**Date:** 25 June 2022 10:40:27

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Good morning,

At last night's meeting of Sneaton Parish Council there were no objections to this planning application.

Kind regards,

Cllr Mike Holliday (Cllr nominated to review planning applications)

Oakley Garth  
Sneaton Lane  
Ruswarp  
Whitby  
YO22 5HN

**From:**  
**To:** [Planning](#)  
**Subject:** NYM/2022/0328-Construction of replacement vehicle repair workshop and MOT test centre building at Sneaton Lane Garage, Sneaton Lane, Ruswarp  
**Date:** 22 June 2022 15:28:24

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**NYM/2022/0328-for construction of replacement vehicle repair workshop and MOT test centre building at Sneaton Lane Garage, Sneaton Lane, Ruswarp**

Commercial Regulation – Environmental Health

Having reviewed the above application I have no objections in principle but would appreciate more information on the sound insulation/attenuation properties of the chosen cladding materials for further consideration.

Regards

Julie Peirson  
Commercial Regulation Manager MCI<sup>EH</sup> CEnvH  
Environmental Services  
Scarborough Borough Council  
Town Hall  
St Nicholas Street  
Scarborough  
YO11 2HG

Mr Andrew Muir  
North York Moors National Park  
Development Control  
The Old Vicarage Bondgate  
Helmsley  
York  
YO62 5BP

**Our ref:** RA/2022/144539/01-L01  
**Your ref:** NYM/2022/0328  
**Date:** 20 June 2022

Dear Andrew Muir

**Proposal: APPLICATION FOR CONSTRUCTION OF REPLACEMENT VEHICLE REPAIR WORKSHOP AND MOT TEST CENTRE BUILDING**  
**Location: SNEATON LANE GARAGE, SNEATON LANE, RUSWARP**

Thank you for your consultation regarding the above proposal which was received on 6 June 2022.

We have reviewed the information submitted with the application and we have no objection to the proposal, subject to condition. Our detailed comments are as follows.

**Flood Risk**

Our Flood Map for Planning shows the site lies partly within Flood Zone 3, with a high probability of flooding from rivers and/or the sea. The application is for the construction of a replacement vehicle repair workshop, which is considered to be a 'less vulnerable' land use in [Table 2: Flood Risk Vulnerability Classification](#) of the Planning Practice Guidance: Flood Risk and Coastal Change. It is therefore necessary for the application to be supported by a site-specific flood risk assessment (FRA), which can demonstrate that the 'development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall'.

**Environment Agency position**

The FRA, by LHL Group, Job No. 08525 EXW and dated 20 Dated 11 May 2022 has been submitted. We have reviewed this FRA. As the proposed development is a like for like replacement of the previous building then we have no objections.

**Flood resistance and resilience - advice to LPA/applicant**

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the

ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance. The following documents may also be useful:

*Government guidance on flood resilient construction*

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

*CIRIA Code of Practice for property flood resilience*

[https://www.ciria.org/Research/Projects\\_underway2/Code\\_of\\_Practice\\_and\\_guidance\\_for\\_property\\_flood\\_resilience.aspx](https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx)

*British Standard 85500 – Flood resistant and resilient construction*

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

We trust the above advice is useful.

If we can be of any further assistance, please don't hesitate to contact the Sustainable Places (SP) team.

Yours sincerely

**Mrs Frances Edwards**

Sustainable Places Planning Advisor

**NORTH YORKSHIRE COUNTY COUNCIL  
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM22/0328**

**Proposed Development:** Application for construction of replacement vehicle repair workshop and MOT test centre building

**Location:** Sneaton Lane Garage, Sneaton Lane, Ruswarp

**Applicant:** J G J Little Limited

**CH Ref:** **Case Officer:** Ged Lyth

**Area Ref:** 4/31/164 **Tel:**

**County Road No:** **E-mail:**

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP

**Date:** 11 June 2022

**FAO:** Mr A Muir

**Copies to:**

**Note to the Planning Officer:**

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority (LHA) has taken into account the following matters:

The LHA does not anticipate any significant change in the amount of traffic using the access compared with the amount that the site already would be expected to have with the permitted use.

Consequently there are **no local highway authority objections** to the proposed development

<b>Signed:</b>  <p style="text-align: center;"><i>Ged Lyth</i></p> <p><small>For Corporate Director for Business and Environmental Services</small></p>	<b>Issued by:</b>  Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ <b>e-mail:</b>
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**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

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Application No:

**NYM22/0328**



# NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00046016  
Job: 1246293

Scarborough Fire Station  
North Marine Road  
Scarborough  
North Yorkshire  
YO12 7EY

When telephoning please ask for: E Head

07 June 2022

Dear Mr Muir

**Ruswarp Service Station, Sneaton Lane, Ruswarp, Whitby, YO22 5HL**

**FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY**

Receipt is acknowledged of your planning communication:

Dated: 6<sup>th</sup> June 2022  
Plans No: NYM/2022/0328

Your communication has been dealt with as follows:

At this stage in the planning approval process the North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority have no objection/observation to the proposed development. The North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority will make further comment in relation to the suitability of proposed fire safety measures at the time when the building control body submit a statutory Building Regulations consultation to the Fire Authority.

The majority of information we collect regarding business fire safety is non-personalised information, however any personal data we collect will be managed in accordance with our Privacy Notice which can be viewed on our website, [www.northyorksfire.gov.uk/about-us/data/privacy-policies/](http://www.northyorksfire.gov.uk/about-us/data/privacy-policies/).

Ruswarp Service Station  
Sneaton Lane  
Ruswarp  
Whitby  
YO22 5HL

Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives

[www.northyorksfire.gov.uk](http://www.northyorksfire.gov.uk)

Under the Regulatory Reform Order 2005 we are obliged to publish a public register of enforcement action which can be viewed via our website, [www.northyorksfire.gov.uk/about-us/financial/lists-and-registers/](http://www.northyorksfire.gov.uk/about-us/financial/lists-and-registers/).

Should you require further information please contact the officer whose name appears at the head of the letter.

Yours sincerely

**E Head**