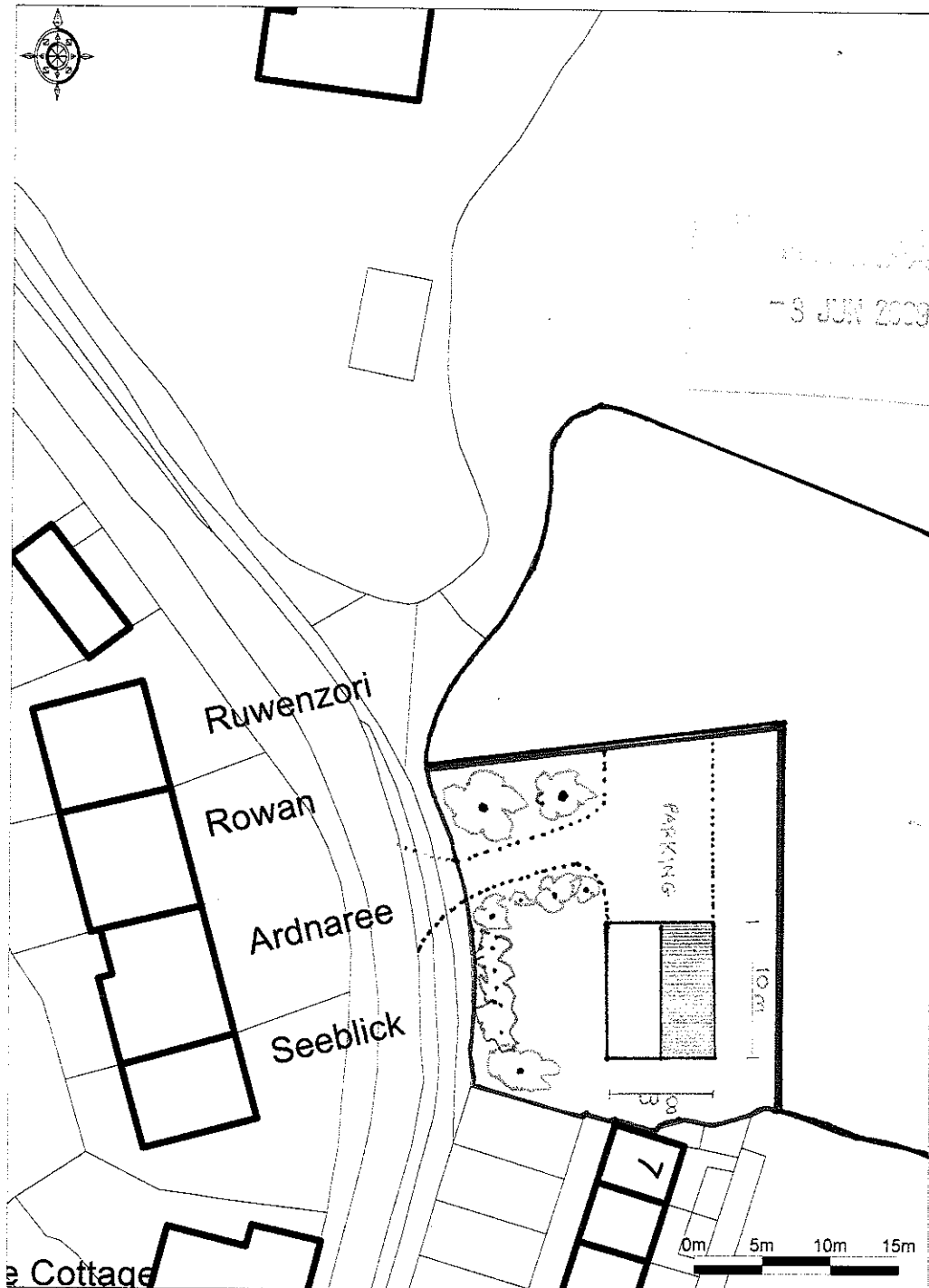


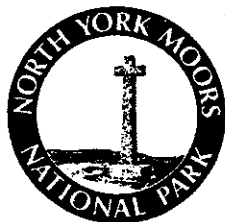
Proposed Detached Two-Storey Dwellinghouse
on Land to North of Richardson's Row,
Myres Lane, Newholme, WHITBY YO21 3QT



Enabled by Ordnance Survey

© Crown Copyright 2009. All rights reserved. Licence number 100020449. Plotted Scale - 1:500

Site Plan
Scale 1:500



NYM / 2009 / 0362 / 0 U

NZ 86786, 10667

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

Telephone: 01439 770657
Email: dc@northyorkmoors-npa.gov.uk
Website: www.moors.uk.net

09/362
PT1

Application for Outline Planning Permission with all matters reserved. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Works

Please describe the proposed works:

3. Description of Proposed Works (continued)

Has building or works already been carried out? Yes No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

N/A

(date must be pre-application submission)

Have the works been completed? Yes No

If Yes, please state when the works were completed (DD/MM/YYYY):

N/A

(date must be pre-application submission)

-3 JUN 2008

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name: LAND TO NORTH OF RICHARDSON'S ROW

Address 1: MIRES LANE

Address 2: NEWHOLM

Address 3:

Town: WHITBY

County:

Postcode (optional): YO21 3QT

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description: SW CORNER OF OSFIELD 8267 HAVING FRONTAGE OF 24.0M ONTO MIRES LANE

5. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No Unknown

How will surface water be disposed of?

- Sustainable drainage system
- Existing watercourse
- Soakaway
- Pond/lake
- Main sewer
- Unknown

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name: AILSA TEASDALE

Reference: AT ENQ 3544

Date (DD/MM/YYYY): 04/07/2008 (must be pre-application submission)

Details of pre-application advice received? PROPOSAL NOT VIEWED FAVOURABLY. HOWEVER, THIS APPLICATION IS FOR ONE NOT TWO DWELLING HOUSES AND LDF HAS BEEN INTRODUCED SINCE PRE-APP ADVICE SOUGHT AND OBTAINED.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes please provide details:

N/A

8. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the Council? Yes No

If Yes, please provide details:

N/A

9. Site Area

Please state the site area in hectares (ha) 0.065

10. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? Yes No
 If Yes please complete details of the changes in the tables below:

Proposed Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Social Rented							
Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Social Rented							
Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Intermediate							
Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Intermediate							
Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Key worker							
Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Key worker							
Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units
 (A + B + C + D) =

Total proposed residential units
 (E + F + G + H) =

Total net gain / loss of residential units

11. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No Unknown

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not appl	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)		Net additional gross internal floorspace following development (square metres)
				£	£	
A1	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
Shops	<input type="checkbox"/>					
Net tradable area:	<input type="checkbox"/>					
A2	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
Financial and professional services	<input type="checkbox"/>					
A3	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
Restaurants and cafes	<input type="checkbox"/>					
A4	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
Drinking establishments	<input type="checkbox"/>					
A5	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
Hot food takeaways	<input type="checkbox"/>					
B1 (a)	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
Office (other than A2)	<input type="checkbox"/>					
B1 (b)	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
Research and development	<input type="checkbox"/>					
B1 (c)	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
Light industrial	<input type="checkbox"/>					
B2	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
General industrial	<input type="checkbox"/>					
B8	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
Storage or distribution	<input type="checkbox"/>					
C1	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
Hotels and halls of residence	<input type="checkbox"/>					
C2	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
Residential institutions	<input type="checkbox"/>					
D1	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
Non-residential institutions	<input type="checkbox"/>					
D2	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
Assembly and leisure	<input type="checkbox"/>					
OTHER	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
Please specify	<input type="checkbox"/>					
	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>					
Total						

N/A

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms.

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
C2	Residential Institutions	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Other	Hostels	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

12. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

13. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

14. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal a waste management development? Yes No Unknown

If the answer is Yes, Please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Please provide the maximum annual operational throughput of the following waste streams:	Unknown
Inert landfill	<input type="checkbox"/>				
Non-hazardous landfill	<input type="checkbox"/>				
Hazardous landfill	<input type="checkbox"/>				
Energy from waste incineration	<input type="checkbox"/>				
Other incineration	<input type="checkbox"/>				
Landfill gas generation plant	<input type="checkbox"/>				
Pyrolysis/gasification	<input type="checkbox"/>				
Metal recycling site	<input type="checkbox"/>				
Transfer stations	<input type="checkbox"/>				
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>				
Household civic amenity sites	<input type="checkbox"/>				
Open windrow composting	<input type="checkbox"/>				
In-vessel composting	<input type="checkbox"/>				
Anaerobic digestion	<input type="checkbox"/>				
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>				
Sewage treatment works	<input type="checkbox"/>				
Other treatment	<input checked="" type="checkbox"/>				
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>				
Storage of waste	<input type="checkbox"/>				
Other waste management	<input type="checkbox"/>				
Other developments	<input type="checkbox"/>				

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

15. Existing Use

Please describe the current use of the site: UNUSED

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site: AGRICULTURAL (MANY YEARS AGO)

When did this use end (if known)? DD/MM/YYYY UNKNOWN (date where known may be approximate)

Does the proposal involve any of the following:
Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

N/A

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is

ing.

Signed - Applicant:

Date (DD/MM/YYYY):

02/06/2009

B) I have/ The applicant has given the requisite notice before the date of this application, was a tenant of an agricultural holding as listed below:

if/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding of the land to which this application relates,

Name of Tenant	Address	Date Notice Served
	N/A	- 3 JUN 2009

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

17. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

A completed and dated application form with 3 copies:

The correct fee:

3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

3 copies of a design and access statement:

3 copies of other plans and drawings or information necessary to describe the subject of the application:

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable):

18. Declaration

I/we hereby apply for planning permission/consent information.

with the accompanying plans/drawings and additional information.

Signed - Applicant:

Date (DD/MM/YYYY):

02/06/2009

(date cannot be pre-application)

19. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	

Email address (optional):

20. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:		
<input type="text"/>		
Country code:		
<input type="text"/>		

Email address (optional):

21. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) **N/A** Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:

BELL SNOXELL ASSOCIATES LTD

Chartered Surveyor, Architectural & Planning Consultants
 Barclays Bank House, Baxtergate, Whitby, North Yorkshire YO21 1BW
 ☎ 01947 820262 Fax 01947 820644

May 2009

Ref: BSA/MF/OPA /S.6001

DESIGN & ACCESS STATEMENT

PLANNING APPLICATION	For OUTLINE Planning Permission for the Erection of Detached Two Storey Dwellinghouse
LOCATION/ADDRESS	Land to the North of Richardson's Row, Mires Lane, Newholm, WHITBY YO21 3QT
APPLICANT	Mr T. Richardson
LOCAL PLANNING AUTHORITY	North York Moors National Park Authority

1 PREFACE/PREAMBLE

- 1.1 This Statement arises out of a requirement issued on 12th June 2006 by the Department for Communities and Local Government (DCLG) in Circular 01/2006.
- 1.2 The Circular provides guidance on the implementation of a number of alterations to the requirements for information accompanying outline planning applications and in particular requires that from 10th August 2006 all outline applications be to be accompanied by a Statement relating to certain minimum details.
- 1.3 A Design & Access Statement is to accompany all planning applications but will not form part of it. The Authority is required to place a copy of the Statement on the public register along with the planning application.
- 1.4 This Statement therefore includes the minimum amount of information to be submitted with an outline application under the specific headings incorporated in the Circular in and so far as is reasonably applicable to the scope and nature of the proposals comprising the subject of the application.

2 DETAILS OF THE DEVELOPMENT/USE

- 2.1 The application that accompanies this Design & Access Statement has been submitted on behalf of the owner of the ground concerned namely Mr T. Richardson c/o Edward G. Astin Associates, 47 Flowergate, Whitby YO213BB. The application is in outline and is for the erection of a detached two-storey dwellinghouse within a defined curtilage (see attached plan) within an area of ownership extending away to the north and east of the application site.
- 2.2 It is proposed that only that ground edged red on the attached plan would change use from vacant open/agricultural and undeveloped land to that of residential curtilage incorporating the proposed detached dwellinghouse with parking and garden ground.

(Continued)

Barrie G Snoxell BA, FRICS, IHBC (Director)
 Jane M Snoxell (Director)
 Stuart J Emerson BSc., MRICS (Consultant)
 Michael Forster PhD, MRICS (Consultant)
 www.bell-snoxell.co.uk
 info@bell-snoxell.co.uk



- 2.3 The application site extends to some 0.065ha and has a frontage width onto Mires Lane extending to some 24.0m.
- 2.4 The application site comprises the southwest corner of OS Field 8267 and lies immediately to the north of Richardson's Row off Mires Lane (a cul-de-sac) in the village of Newholm near Whitby.

3. PLANNING CONTEXT

- 3.1 The application site is situated between a row of eight late-Victorian terraced houses known as Richardson's Row to the south and by a recently developed dwellinghouse (NYM4/037/0032 and 0032G & 0032/H) known as Orchard House to the north. Lying opposite to the west of the application site is an area of housing developed in the 1970s comprising four semi-detached dwellinghouses on the frontage as well as a further dwellinghouse behind in a back-land position.
- 3.2 Additional recent new housing developments in the village – some of which have been approved by the Authority and some of which have been approved at appeal – lie to the north of Back Lane and in the area between Newholm Green farm and Rose Cottage – with the latter infilling a substantial area between two pre-existing dwellinghouses on Bennison Lane.
- 3.3 With the exception of the application site, the current position with regards to the village of Newholm is that there are no outstanding consents with all of the more obvious infill sites having now been developed – the last being that ground lying between Cherry Tree House to the north and Manor House Farm to the south on the main village street.
- 3.4 Core Policy J1 of the recently adopted Local Development Framework (LDF) requires that sites of less than 0.1ha within the built-up areas of settlements meet the definition set out in 9.16 of the LDF that defines a small (< 0.1ha) infill site as a small gap within a continuously built-up frontage within the main area of the built-up settlement which can accommodate no more than one house. The proposed application site comprising 0.65ha with frontage of 24.0m onto Mires Lane and accommodating one house as proposed therefore clearly complies with Core Policy J and 9.16 of the LDF.
- 3.5 Core Policy J2 of the LDF supports the development of Local Needs Housing on infill sites within the built-up areas of non-Local Services Villages such as Newholm. As such, the Applicant acknowledges that any new dwellinghouse erected on the application site would be subject to the usual occupancy restrictions.
- 3.6 In terms of Development Policy 3 (DP3) of the LDF, the development of the application site as proposed would not result in the loss of any open space that contributes to the amenity, character and setting of the settlement of Newholm (and see 5.4 below). Furthermore, in terms of scale, height, massing, proportion etc. the dwellinghouse as proposed would be compatible with surrounding buildings and, as such, would have no have an adverse effect on the amenity of adjoining occupiers.

4. AMOUNT OF DEVELOPMENT

- 4.1 The proposal to hand comprises the erection of a single detached two-storey dwellinghouse having a combined gross external ground floor area extending to some 85m².
- 4.2 As proposed, the new dwellinghouse would provide a reasonable amount of living space and amenity in line with contemporary needs and expectations whilst not appearing overbearing in the context of that area of ground in which it would be sited and the wider surrounding residential environs in general.

(Continued)

5. INDICATIVE LAYOUT

- 5.1 In adopting approximately the same road-to-building-line distance as the existing housing immediately to the south and west, the proposed dwellinghouse is set back within the site so as to be unobtrusive and in keeping with the general layout of existing housing in the vicinity.
- 5.2 In keeping with the theme of the village as a whole, the proposed dwellinghouse is slightly juxtaposed in terms of its orientation as viewed on plan when compared to the existing housing immediately to the south and west.
- 5.3 The driveway and parking is positioned in such a way as to ensure maximum visibility along Mires Lane (see 7.2 below) whilst at the same time leaving a decent area of garden ground between the front of the proposed dwellinghouse and Mires Lane.
- 5.4 The proposed house is positioned relatively closely to Richardson's Row so as to retain a substantial open space between the proposed house and Orchard House to the north, whilst at the same time mitigating the impact of the proposed house as viewed from the four semi-detached dwellings on the opposite side of Mires Lane. Some or most of the very tall mature hedge that bounds the west side of the application site could be retained to aid in the latter regard.

6. SCALE PARAMETERS

- 6.1 The proposed detached dwellinghouse would have a maximum width facing onto Mires Lane of 10.0m and a maximum depth of 8.5m.
- 6.2 The overall maximum height of the proposed development would not exceed 8.5m so as to ensure that the property would have a height similar to others in the vicinity and as such would appear totally in keeping with the surroundings.

7. ACCESS

- 7.1 Vehicular and pedestrian access to and egress from the proposed dwellinghouse would be direct from Mires Lane.
- 7.2 The driveway entrance is positioned in the centre of the outside curve of the road so as to ensure maximum visibility exists in both directions along Mires Lane and thus comfortably complies with current NYCC minimum requirements.

Michael Forster PhD MRICS
Bell-Snoxell Associates Ltd
May 2009

19 JUN 2009