

Strategic Business Centre, Blue Ridge Park,  
Thunderhead Ridge, Glasshoughton,  
Castleford WF10 4UA

10<sup>th</sup> March 2015

Ric Blenkharn  
Bramhall Blenkharn  
The Maltings  
Malton  
YO17 7DP



[www.strategicteamgroup.com](http://www.strategicteamgroup.com)

Dear Ric,

***Sleights – Planning Condition 18***

All work in the vicinity of all existing services will be carried out in full accordance with HSE Guidance Document HSG47 (Avoiding Danger from Underground Services) and GS6 (Avoidance of Danger from Overhead Power lines). All services will be identified on site by the use of existing drawings and scanning equipment operated by competent persons prior to any work commencing and suitable control measures put in place to prevent any foreseeable damage occurring. Test holes will be excavated by hand using none conductive tools to locate all services with no mechanical excavation within 500mm of existing services.

Prior to any breaking of the ground on site the Site Manager will obtain any existing service location plans for the area and reference them to identify any possible service routes. In addition we will conduct a CAT scan of the whole area and hand dig trial holes to determine the exact route of any buried services prior to undertaking any foundation/drainage or groundworks. All excavation work will be carried out under a specific permit to dig issued by the Site Manager.

Any service routes located will be surface identified by spraying road line paint on the existing surface. When excavating close to existing services excavations will be hand dug and all services will be regarded as live unless written confirmation has been obtained from the appropriate utilities. Existing services and ductwork in trenches/excavations are not to be used as a means of access to and from the working area.

With regards to the 8" diameter water main, the Groundworker will mark out the area of the main on-site in conjunction with available services drawings and CAT scans of the area. Depth markers will be installed along the route to make everyone on-site aware. Details will be communicated to subcontractors through the site induction and through the Site Hazards Board. Wherever possible, road plates are to be placed over the water main area.

Yours faithfully

 Nigel Carlin  
Contracts Manager

**Building Communities from strategically located offices in Castleford and Manchester**

Head office and registered office Strategic Business Centre, Blue Ridge Park, Thunderhead Ridge, Glasshoughton, Castleford, West Yorkshire WF10 4UA, UK  
Strategic Team Maintenance Co. Ltd Trading as Strategic Team Group. Registered in England No. 3901222  
Part of Strategic Team Group Ltd

# bramhall blenkharn

LTR/10315/TT

26 March 2015

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

Dear Sirs

**NYM/2013/0147/FL: Construction of 10 no. affordable dwellings with associated access and landscaping works at land off Eskdaleside, Sleights**

We hereby submit an application for approval of details reserved by condition on behalf of our client comprising the following:

1. The completed application form
2. Documents as detailed for each condition below
3. The fee of £97.00 (submitted separately) for which we request a receipt

We respond to the individual conditions as follows:

**Condition 1: Commencement Date**

Statement - no submission of information required

**Condition 2: Submitted Documents**

Statement - no submission of information required

**Condition 3: Further Grant of Planning Permission**

Application NYM/2014/0254/FL. Permission granted 19/09/14.

**Condition 4: External Materials**

The proposed external materials are as follows:

Stone:	Natural coursed stone from Drings quarry, Hartoft, Pickering
Wooden Cladding:	Vertical natural larch boarding
Paniles:	Sandloft County interlocking panile in 'Natural Red' with matching ridge tiles
Sheet roofing:	Marley Eternit Profile 3 fibre cement sheet in 'Natural Grey' with matching ridge sheets

**Condition 5: Timber Windows and Doors**

Statement - no submission of information required

NYM/2013/0147/FL  
26 MAR 2015

The Maltings Malton North Yorkshire YO17 7DP

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**Directors**

Mr Bramhall BA(Hons) DipArch RIBA  
Mark Bramhall BA(Hons) MA RCA RIBA  
Associate  
Patrick Cuddy BA(Hons) DipArch(RIBA) RIBA  
Associate  
Billy McCuskey BSc(Hons) Bldg. BSc(Hons) Arch.  
Karon Bramhall

Company Number 3063430 VAT Number 647422434  
Bramhall Blenkharn is a Company limited by guarantee and registered in England.

RIBA



**Condition 6: Windows and Doors Paint Colours**

The proposed paint colours are as follows:

Stone buildings (Blocks 1+4):

Window frames painted 'Pastel Green' RAL 6019  
Door frames painted 'Pastel Green' RAL 6019  
Doors to be vertical timber boarded stained 'light oak'

Timber clad buildings (Blocks 2+3):

Window frames painted 'Mouse Grey' RAL 7005  
Door frames painted 'Mouse Grey' RAL 7005  
Doors to be vertical timber boarded stained 'light oak'

**Condition 7: Window Reveals**

Statement - no submission of information required

**Condition 8: Guttering**

Statement - no submission of information required

**Condition 9: Black Rainwater Goods**

Statement - no submission of information required

**Condition 10: Electric Meter Boxes and TV/Satellite Antenna**

There will be no external TV/Satellite antenna on the scheme. Please see attached indicative plan from YEDL showing meter box locations.

**Condition 11: Provision of Bird and Bat Nest Boxes**

Condition noted. Details to be submitted in due course as part of this application

**Condition 12: Hard and Soft Landscaping Works**

Statement - no submission of information required

**Condition 13: Renewable Energy Sources**

Condition noted. Details to be submitted in due course as part of this application

**Condition 14: Foul and Surface Water Drainage**

Please see attached drawings by Dossor MCA:

12061.109.A Pond Details

12061.201.P5 Proposed Site Drainage

12061.202.A Proposed Drainage Details

**Condition 15: Site Operating Hours**

Statement - no submission of information required

**Condition 16: Crime Prevention Measures**

All windows and doors to be to Secured by Design standards from Secured by Design approved manufacturer Munster Joinery (UK) Ltd. All site boundary treatments to be in accordance with Secured by Design standards.

**Condition 17: No Buildings Located Over or Within 3m of 315mm Raw Water Main**

No buildings or other obstructions are located over or within 3m either side of the 315mm raw water main that is located within the site boundary. The 315mm raw water main has been diverted by Yorkshire Water to facilitate the development. Please see attached Balfour Beatty Utility Solutions drawing:



bramhallblenkham

**Condition 18: Protection of 8" Water Main in Eskdaleside**

Please see attached correspondence from Strategic Team Group detailing a scheme of mitigation to ensure the protection of the 8" water main in Eskdaleside during construction and occupation of the development.

**Condition 19: No Excavation or Other Groundworks Until Highway Works Constructed**  
Statement - no submission of information required

**Condition 20: Plans Showing Finished Floor Levels, Eaves and Ridge Heights**  
Please see attached drawings:

1031\_SO10\_01\_C Site Setting Out Plan  
1031\_GA30\_01\_D Block 1 General Arrangement Elevations  
1031\_GA30\_02\_D Block 2 General Arrangement Elevations  
1031\_GA30\_03\_C Block 3 General Arrangement Elevations  
1031\_GA30\_04\_D Block 4 General Arrangement Elevations

I trust that all is in order, however should you require anything further please do not hesitate to contact me.

Yours faithfully



RP.  
Ric Blenkham  
Director  
for Bramhall Blenkham

cc.

Ms L Riley

Strategic Team Group

26 MAR 2015

