

# OPTION 1 - CONTINUATION OF EXISTING USE OR ANOTHER GENERAL INDUSTRIAL USE - B2 Class



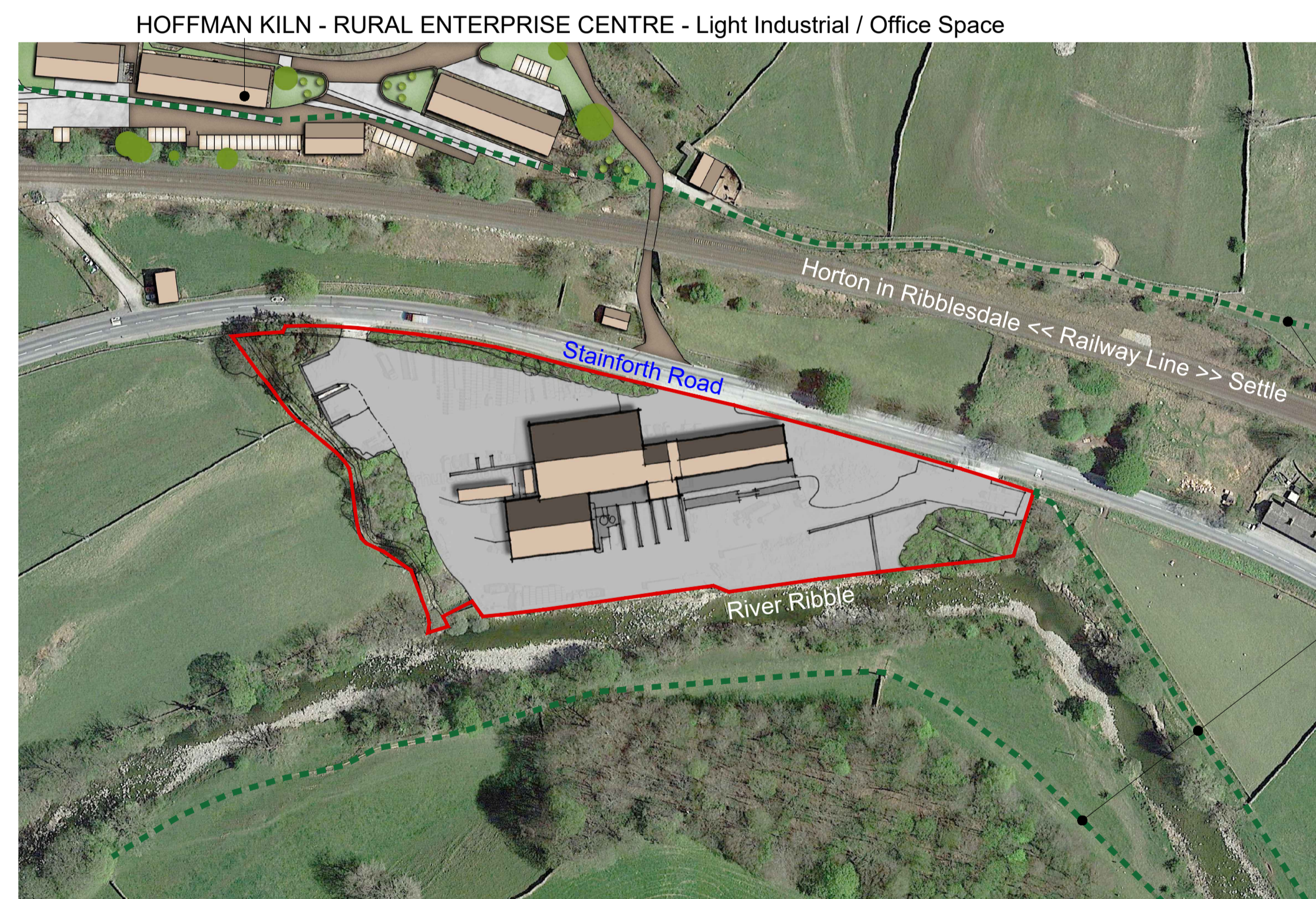
SOUTH EAST FACING VIEW



NORTH WEST FACING VIEW

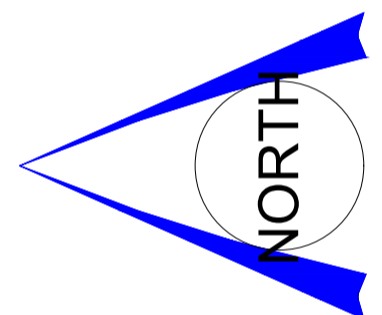


SOUTH WEST FACING VIEW



PLAN VIEW

HOFFMAN KILN - RURAL ENTERPRISE CENTRE - Light Industrial / Office Space



Known Local Footpath Routes

FORMER LANGCLIFFE MILL

Option 1: Retention of Existing Use (Stone Manufacturing) or other General Industrial Use (B2 Use Class)

**Facts:**

- Site area 1.5 ha: Approx 2250 sq. m of floorspace
- Authorised use for stone manufacturing including external processing and storage
- No limits on hours of operation
- Potential for other 'General Industrial Uses' within 'B2 Use Class' (such as heavy engineering, manufacturing etc) without the need for Planning Permission

**Potential Issues Arising:**

- HGV's and traffic impact
- Environmental impacts including noise, dust and vibration
- Employment opportunities

DGL Associates Limited  
Barn Meadow House  
Southfield Fold Farm  
Southfield  
Burnley  
Lancashire  
BB10 3RH  
Tel : 01282 601157  
Mbl : 07976 782676

Revision	Checked
-	
Drawn D.G.Lever	
Scale 14th Nov 2022	Approved
Drawn N.T.S	
E-mail : darren.dglia@gmail.com	A1

Client	Mr Edward Fairhurst
Project	Former Langcliffe Mill, Settle
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