

Schedule of Decisions

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

Appn Ref No:
16/1095

Applicant:
Riverside Group

Parish:
Carlisle

Date of Receipt:
22/12/2016 16:02:45

Agent:

Ward:
Morton

Location:
Land between Seatoller Close, Highfield Avenue
and Ashness Drive, (Isobel's Green), Carlisle

Grid Reference:
338106 554196

Proposal: Installation Of Sustainable Urban Drainage System (SUDS Pond)

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:
 1. the submitted planning application form received 22nd December 2016;
 2. the Red Line Boundary Plan (drawing no. K33457/A3/10A) received 3rd January 2017;
 3. the Layout Plan (drawing no. K33457/A1/11) received 4th January 2017;
 4. the Surface Water Drainage Details (drawing no. K33457/A1/02) received 22nd December 2016;
 5. the Drainage Layout (drawing no. K33457/A3/01B) received 22nd December 2016;
 6. the Topographical Survey (drawing no. 16F198/001) received 22nd December 2016;
 7. the Sustainable Drainage Scheme Feasibility Study received 22nd December 2016;
 8. the Design and Access Statement received 22nd December 2016;
 9. the Eden Rivers Trust - Sustainable Drainage System received 22nd December 2016;
 10. the Notice of Decision; and
 11. any such variation as may subsequently be approved in writing by the

Local Planning Authority.

Reason: To define the permission.

3. Before any development takes place, a plan shall be submitted for the prior approval of the Local Planning Authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works. The plan shall demonstrate the provision within the site for the parking, turning and loading and unloading of vehicles and for vehicles to enter and leave the site in a forward direction. The plan shall also include details of the anticipated number and type of vehicles to visit the site and measures the applicant intends to take to ensure the footway and carriageway remain safe at all times.

Reason: The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users and to support Local Transport Policy LD8.

4. The access and parking/turning requirements shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway.

Reason: The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users and to support Local Transport Policy LD8.

5. The SUDS pond shall not be brought into use until full details of the proposed boundary treatment to be installed around the pond have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall then be installed in accordance with these details.

Reason: In the interests of the safety of young children.

6. The SUDS pond shall not be brought into use until full details of the proposed landscaping to be planted around the edge of the pond have been submitted to and approved in writing by the Local Planning Authority. The landscaping shall then be installed in accordance with these details.

Reason: To ensure that suitable landscaping is provided to enhance biodiversity in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030 and in the interests of the safety of young children.

7. Prior to the SUDS pond being brought into use, the applicant shall submit details of its proposed future maintenance and management for approval in writing by the Local Planning Authority. The SUDS pond shall then be maintained and

managed in accordance with these details.

Reason: To ensure that the SUDS pond is maintained and managed in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 02

Appn Ref No: 16/0097	Applicant: Mr Wannop	Parish: Stanwix Rural
Date of Receipt: 01/02/2016 23:00:13	Agent: Positive Planning Solutions	Ward: Stanwix Rural
Location: Land adj Croft House, Brunstock, Carlisle, CA6 4QG	Grid Reference: 341647 559470	

Proposal: Erection Of Dwellings (Outline)

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to a S106 legal agreement for a contribution towards affordable housing.

Item no: 03

Appn Ref No: 16/0974	Applicant: Riverside Carlisle	Parish: Carlisle
Date of Receipt: 11/11/2016 11:02:51	Agent: Storm Tempest Ltd	Ward: Morton
Location: Land to the rear of Ellesmere Way/Lyndhurst Gardens, Carlisle CA2 6LZ	Grid Reference: 337873 554225	

Proposal: Creation Of 23no. Car Parking Spaces For Residents (2No. Spaces For Disabled Persons) Together With Construction Of Access Road; Installation Of Street Lighting; Footpaths And Retaining Wall

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to the receipt of a formal response from Cumbria County Council as the Highway Authority that raises no objection.

Item no: 04

Appn Ref No:
16/1089

Applicant:
Messrs Cooper

Parish:
Wetheral

Date of Receipt:
20/12/2016

Agent:
Jock Gordon Architectural
SVS Ltd

Ward:
Wetheral

Location:
Land between Wetheral Methodist Church and
Redcroft, Wetheral, Carlisle

Grid Reference:
346159 554478

Proposal: Removal Of Condition 6 (Surface Water Drainage Standards) And
Variation Of Condition 10 (Visibility Splays) Of Previously Approved
Permission 15/0943

Grant Permission

1. In case of any "Reserved Matter" application for approval shall be made not later than 3rd December 2016, and the development shall be begun not later than whichever is the later of the following dates:
 - i) The expiration of 3 years from 3rd December 2015, or
 - ii) The expiration of 2 years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990. (as amended by The Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Outline Planning Permission comprise:
 1. the Planning Application Form received 20th December 2016;
 2. the Plan Showing Visibility Splays received 3rd March 2017 (Drawing No. 3023/1F);
 3. the Foul/Surface Water Drainage received 2nd March 2017;
 4. the Notice of Decision;
 5. any such variation as may subsequently be approved in writing by the Local Planning Authority.
3. Before any work is commenced, details of the layout, scale, appearance, access and landscaping of the site (hereinafter called "reserved matters") shall be submitted to and approved by the local planning authority.

Reason: The application was submitted as an outline application in accordance with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) (England) Order 2015.

4. Samples or full details of all materials to be used on the exteriors shall be

submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure the materials are appropriate to the building and character of the area in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. Details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwellings and garages shall be submitted to and approved in writing by the Local Planning Authority before any site works commence. The development shall then be undertaken in accordance with the approved details.

Reason: In order that the approved development is appropriately located within the topography of the land in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of surface water disposal and in accord with Policy CC5 of the Carlisle District Local Plan 2015-2030.

7. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved plans. No part of the development shall be brought into use until such time that the foul drainage system has been constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

8. Prior to the commencement of development hereby approved, details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory landscaping scheme is prepared in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and maintained thereafter to the satisfaction of the Council; and any

trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

10. The development shall not commence until visibility splays providing clear visibility of 2.4 metres by 90 metres to the west and 2.4 metres by 70 metres to the east, measured down the centre of the access road/access(es) and the nearside channel line of the major road have been provided at the junction of the access road(s) / each access with the County highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD7 and LD8.

11. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto the highway shall be submitted to the Local Planning Authority for approval prior to the development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason: In the interests of highway safety and environmental management and to support Local Transport Plan Policies LD7 and LD8.

12. Details showing the provision within the site for the parking, turning and loading and unloading of vehicles and for vehicles to enter and leave the site in a forward direction shall be submitted to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the parking, loading, unloading and manoeuvring facilities constructed. The approved parking, loading, unloading and manoeuvring areas shall be kept available for those purposes at all times and shall not be used for any other purpose.

Reason: To ensure that provision is made for vehicle turning within the site and in the interests of highway safety and to support Local Transport Plan Policies LD7 and LD8.

13. The access and parking/ turning requirements shall be substantially met before any building work commences on site so that constructional traffic can park and

turn clear of the highway.

Reason: The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users and To support Local Transport Policy LD8.

14. The vehicular crossing(s) over the footway, including the lowering of kerbs, shall be carried out to the standards of the Highway Authority.

Reason: To ensure a suitable standard of crossing for pedestrian safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

15. Before development commences a scheme of tree and hedge protection shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show the position and type of barriers to be installed. The barriers shall be erected before development commences and retained for the duration of the development.

Reason: To protect trees and hedges during development works in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

16. Within the tree protection fencing approved by Condition 15:

1. no fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree;
2. no equipment, machinery or structure shall be attached to or supported by a retained tree;
3. no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area;
4. no alterations or variations to the approved works or tree protection schemes shall be made without prior written consent of the local planning authority;
5. the tree protection measures shall be retained in good condition and to the satisfaction of the local authority for the duration of the development.

Reason: To protect trees and hedges during development works in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any Order revoking and re-enacting that Order), no extensions or alterations to the dwellings within the meaning of Schedule 2 Part (1) shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To ensure that the character and appearance of the area is not adversely affected by inappropriate extensions in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

18. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the Policy CM5 of the Carlisle District Local Plan 2015-2030.

19. No site clearance or works to hedges shall take place during the bird breeding season from 1st March to 31st August unless the absence of nesting birds has been established through a survey and such survey has been agreed in writing beforehand by the Local Planning Authority.

Reason: To protect nesting birds in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

20. In the case of any "Reserved Matter" application for approval, if the number of dwellings exceeds six, the applicant shall enter into a planning obligation pursuant to S106 of the Town and Country Planning Act 1990 which will cover the provision of affordable housing contributions.

Reason: To ensure the provision of affordable housing on the site, in accordance with Policy HO4 of the Carlisle District Local Plan 2015-2030.

21. No work associated with the construction of the residential units hereby approved shall be carried out before 0730 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1300 hours on Saturdays (nor at any times on Sundays or statutory holidays).

Reason: To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 05

Appn Ref No:
16/0628

Applicant:
Messrs Cooper

Parish:
Wetheral

Date of Receipt:
08/07/2016

Agent:
Jock Gordon Architectural
SVS Ltd

Ward:
Wetheral

Location:
Land between Wetheral Methodist Church and
Redcroft, Wetheral, Carlisle

Grid Reference:
346159 554478

Proposal: Erection Of 1no. Detached Dwelling (Plot 4) (Reserved Matters
Application Pursuant To Outline Approval 15/0943)

Members resolved to defer consideration of the proposal to allow further
consideration to the proposed foul and surface water drainage methods as detailed
in the application and to await a further report on the application at a future meeting
of the Committee.

Item no: 06

Appn Ref No:
16/0831

Applicant:
L & N D Developments Ltd St Cuthberts Without

Parish:

Date of Receipt:
19/09/2016 08:02:52

Agent:
Taylor & Hardy

Ward:
Dalston

Location:
Holly House Nurseries, Durdar Road, Carlisle, CA2
4TR

Grid Reference:
340601 551639

Proposal: Erection Of 9no Dwellings (Reserved Matters)

Members resolved to defer consideration of the proposal in order to undertake a site
visit and to await a further report on the application at a future meeting of the
Committee.

Item no: 07

Appn Ref No:
16/0989

Applicant:
L & N D Developments Ltd St Cuthberts Without

Parish:

Date of Receipt:
15/11/2016 13:02:40

Agent:
Taylor & Hardy Limited

Ward:
Dalston

Location:
Holly House Nurseries, Durdar Road, Carlisle, CA2
4TR

Grid Reference:
340544 551627

Proposal: Proposed Improvements To The Existing Vehicular Access

Members resolved to defer consideration of the proposal in order to undertake a site

visit and to await a further report on the application at a future meeting of the Committee.

Item no: 08

Appn Ref No:
17/0048

Applicant:
L & N D Development and Design Limited

Parish:
Wetheral

Date of Receipt:
19/01/2017 23:02:39

Agent:
Taylor & Hardy

Ward:
Wetheral

Location:
Land between 61 & 63, Scotby Road, Scotby,
Carlisle, CA4 8BD

Grid Reference:
344061 555712

Proposal: Proposed New Entrance And Improvements To The Existing Vehicular Access To Enable The Retention Of No. 61 And The Omission Of The Internal Road Narrowing

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:
 1. the submitted planning application form received 19th January 2017;
 2. the Existing Site Location Plan (drawing ref RD/Entrance SLP1) received 19th January 2017;
 3. the Existing Site Block Plan (drawing ref RD/New Entrance SBP1 Rev A) received 19th January 2017;
 4. the Proposed New Entrance Plan (drawing ref RD/New Entrance 61&63SR Rev C) received 19th January 2017;
 5. the Typical Layout Arrangement of New Boundary Brickwork Walls (drawing ref RD/Entrance Walls Rev A) received 19th January 2017;
 6. the Existing Elevations (drawing ref RD 61SR ELEV1 Rev A) received 19th January 2017;
 7. the Proposed Elevations (drawing ref RD 61SR ELEV2 Rev A) received 19th January 2017;
 8. the Public Notice (Cumberland News Friday 29th January 2016) received 19th January 2017;
 9. Kerb Re-alignment at Site Access Details (drawing B8825/13 Rev A), received 24th February 2017;
 10. Visibility Splays (for parking area for 61 Scotby Road) (drawing RD NEW

GARAGE 63SR VS Rev A), received 1 March 2017;

11. the Notice of Decision;

12. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Prior to the occupation of any of the dwellings approved under application 16/0159, visibility splays providing clear visibility of 49 metres measured down the centre of the access road and the near side channel line of the major road shall be provided at the junction of the access road with the county highway. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays.

Reason: In the interests of highway safety, to support Local Transport Plan Policies LD7 and LD8.

4. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highways Authority.

Reason: In the interests of road safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

5. Ramps shall be provided on each side of every road junction to enable wheelchairs, prams and invalid carriages to be safely manoeuvred at kerb lines. The ramps shall be constructed in accordance with the details contained on Dwg B8825/13 Rev A (Kerb Re-Alignment at Site Access Details, received 24 February 2017). Any details so approved shall be constructed as part of the development.

Reason: To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

6. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development approved under application 16/0159 is completed.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

Relevant Development Plan Policies

Item no: 09

Appn Ref No:

17/0058

Applicant:

Mr D McCrone & Mr B
Greenslade

Parish:

Wetheral

Date of Receipt:

23/01/2017 13:02:49

Agent:

Ashwood Design
Associates Ltd

Ward:

Great Corby & Geltsdale

Location:

Land at Longthwaite Farm Court, Warwick Bridge,
Carlisle, CA4 8RN

Grid Reference:

347967 556602

Proposal: Erection Of 2no. Detached Dwellings

Members resolved to defer consideration of the proposal in order to undertake a site visit and to await a further report on the application at a future meeting of the Committee.

Item no: 10

Appn Ref No:

16/1068

Applicant:

Sainsbury's Supermarkets
Ltd

Parish:

Carlisle

Date of Receipt:

07/12/2016 16:02:42

Agent:

WYG

Ward:

Castle

Location:

Sainsburys Supermarkets Ltd, Church Street,
Carlisle, CA2 5TF

Grid Reference:

339343 556110

Proposal: Proposed Installation Of An External Flood Defence System Incorporating Stone, Glass And Cladding Barriers

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to a satisfactory response from the Environment Agency.

Item no: 11

Appn Ref No:

17/0086

Applicant:

Mr Steven Tickner

Parish:

Carlisle

Date of Receipt:

01/02/2017 11:02:46

Agent:**Ward:**

Belah

Location:
27 Naworth Drive, Carlisle, CA3 0DD

Grid Reference:
339294 558490

Proposal: Erection Of Single Storey Rear And Side Extension To Provide Kitchen And Store

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:
 1. the submitted planning application form received 1st February 2017;
 2. the site location plan received 1st February 2017;
 3. the block plan received 1st February 2017;
 4. the proposed floor plans received 6th February 2017 (Drawing No. 16-188-DWG001 Rev D);
 5. the proposed elevations received 6th February 2017 (Drawing No. 16-188-DWG002 Rev C);
 6. the existing elevations received 6th February 2017 (Drawing No. 16-188-DWG003 Rev A);
 7. the Notice of Decision; and
 8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

Relevant Development Plan Policies

Item no: 12

Appn Ref No:
16/9010

Applicant:
The School Governors

Parish:
Carlisle

Date of Receipt:
12/12/2016

Agent:
Cumbria County Council -
Economy & Planning

Ward:
Belah

Location:
James Rennie Special School, Kingstown Road,
Carlisle, CA3 0BU

Grid Reference:
339697 559299

Proposal: Erection Of A Single Storey Residential Autism Unit And Creation Of A New Internal Access Road And Additional Parking

Decision: City Council Observation - Observations

Date: 16/01/2017

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 10/02/2017

Item no: 13

Appn Ref No:
16/0301

Applicant:
Mr S & Mrs E Nicholson

Parish:
St Cuthberts Without

Date of Receipt:
06/04/2016

Agent:
Mr M Elliott

Ward:
Dalston

Location:
Land to the north of Red Cat House, Newbiggin Road, Durdar, Carlisle, CA2 4UP

Grid Reference:
341203 551029

Proposal: Residential Development (Outline/Revised Application)

Decision: Refuse Permission

Date: 08/07/2016

Decision of: Planning Inspectorate

Decision Type: Appeal Dismissed

Date: 08/02/2017

Item no: 14

Appn Ref No:
17/9002

Applicant:
Mr Geoffrey Williams

Parish:
Carlisle

Date of Receipt:
11/01/2017

Agent:
Cumbria County Council -
Economy & Planning

Ward:
Currock

Location:
Car Park for Currock Community Centre, Lediard Avenue, Carlisle, CA2 4BS

Grid Reference:
339954 554215

Proposal: 10 Space Car Park With Grasscrete Surface Within Existing Open Space To Support Adjacent Currock Community Centre. Associated Earthworks, Footpath Diversion, Footpath Surfacing And Fencing.

Decision: City Council Observation - Raise No Objection

Date: 19/01/2017

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 16/02/2017

Item no: 15

Appn Ref No:
17/9102

Applicant:
Cumbria County Council

Parish:
Carlisle

Date of Receipt:
01/02/2017

Agent:
Cumbria County Council -
Economy & Planning

Ward:
Currock

Location:
Community Learning Disability Unit, Arnwood
House, 138 Blackwell Road, Carlisle, CA2 4DL

Grid Reference:
340267 554206

Proposal: Discharge Of Conditions 7 (Information Relating To Secure By Design); 8 (Bat Mitigation); 10 (External Materials And Colours) And 11 (Tree Protection Measures) Of Previously Approved Planning Permission 16/9007/CTY.

Decision: City Council Observation - Raise No Objection **Date:** 14/02/2017

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 15/02/2017

Item no: 16

Appn Ref No:
16/1004

Applicant:
Impact Housing
Association

Parish:
Carlisle

Date of Receipt:
16/11/2016 23:02:55

Agent:
Unwin Jones Partnership

Ward:
Castle

Location:
Old Brewery Halls Of Residence, Bridge Street,
Carlisle, CA2 5SR

Grid Reference:
339520 556061

Proposal: Change Of Use Of Former Halls Of Residence To A Mix Of 1, 2, And 3 Bedroom Affordable Dwellings (36No.); Retention Of Single Bed Wardens Flat

Members will recall at Committee meeting held on 10th February 2017 that authority was given to the Corporate Director (Economic Development) to issue approval subject to further investigations relating to the proposed parking provision.

This has been resolved and the approval was issued on 15th February 2017.

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:
 1. the submitted planning application form received 16th November 2016;
 2. the Existing Location Plan (drawing no. 2796/s001) received 16th November 2016;
 3. the Existing Site Plan (drawing no. 2796/s001) received 16th November 2016;
 4. the Brewmasters Existing Floor Plans (drawing no. 2796/b001) received 16th November 2016;
 5. the Cooperage Floor Plans (drawing no. 2796/c001) received 16th November 2016;
 6. the Hopping Ground Floor Plans (drawing no. 2796/h001) received 16th November 2016;
 7. the Maltmill Existing Floor Plans (drawing no. 2796/m001) received 16th November 2016;
 8. the Tun Existing Floor Plans Ground and First (drawing no. 2796/t001) received 16th November 2016;
 9. the Tun Existing Floor Plans Second and Third (drawing no. 2796/t002) received 16th November 2016;
 10. the Wardens Block Existing Floor Plans Basement and Upper (drawing no. 2796/w001) received 16th November 2016;
 11. the Tun House (Sheet 1 of 2) Existing Elevations (drawing no. 2796/t010) received 16th November 2016;
 12. the Tun House (Sheet 2 of 2) Existing Elevations (drawing no. 2796/t011) received 16th November 2016;
 13. the Cooperage/Hopping House Existing Elevations (drawing no. 2796/c008) received 16th November 2016;
 14. the Brewmasters Existing Elevations (drawing no. 2796/b007) received 16th November 2016;
 15. the Maltmill Existing Elevations (drawing no. 2796/m007) received 16th November 2016;
 16. the Wardens House Existing Elevations (drawing no. 2796/w006) received 16th November 2016;
 17. the Proposed Site Plan (drawing no. 2796/s003 B) received 13th February 2017;
 18. the Brewmasters Sketch Floor Plans (drawing no. 2796/b002) received 16th November 2016;
 19. the Cooperage Sketch Floor Plans (drawing no. 2796/c002) received 16th November 2016;

20. the Hopping Sketch Floor Plans (drawing no. 2796/h002 C) received 13th February 2017;
21. the Maltmill Sketch Floor Plans (drawing no. 2796/m002) received 16th November 2016;
22. the Tun House Sketch Floor Plans Ground and First (drawing no. 2796/t003) received 16th November 2016;
23. the Tun House Sketch Floor Plans Second and Third (drawing no. 2796/t004B) received 16th November 2016;
24. the Wardens Block Sketch Floor Plans Basement and Upper (drawing no. 2796/w002) received 16th November 2016;
25. the Tun House (Sheet 1 of 2) Proposed Elevations (drawing no. 2796/t012A) received 21st December 2016;
26. the Tun House (Sheet 2 of 2) Proposed Elevations (drawing no. 2796/t013A) received 21st December 2016;
27. the Brewmasters Proposed Elevations (drawing no. 2796/b008) received 16th November 2016;
28. the Cooperage/Hopping House Proposed Elevations (drawing no. 2796/c009 B) received 13th February 2017;
29. the Maltmill Proposed Elevations (drawing no. 2796/m008) received 16th November 2016;
30. the Wardens House Proposed Elevations and Section (drawing no. 2796/w007A) received 21st December 2016;
31. the Supporting Document incorporating Design and Access Statement and Historic Buildings Impact Assessment received 16th November 2016;
32. the Appendices received 16th November 2016;
33. the Flood Risk Assessment received 18th November 2016;
34. the Preliminary Daytime Roost Inspection for Bats received 16th November 2016;
35. the Scoping Survey for European Protected Species received 16th November 2016;
36. the Notice of Decision; and
37. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The materials (and finishes) to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the objectives of Policy SP6 and HE3 of the Carlisle District Local Plan 2015-2030 are met and to ensure a satisfactory external appearance for the completed development.

4. The development hereby permitted shall be carried out in strict accordance with the Flood Risk Assessment (November 2016) received 18th November 2016, including the mitigation measures. The mitigation measures shall be fully implemented prior to occupation of any unit hereby permitted.

Reason: To reduce the risk of flooding to the proposed development and

future occupants in accordance with Policy CC4 of the Carlisle District Local Plan 2015-2030.

5. The development hereby approved shall be carried out in strict accordance with the Preliminary Daytime Roost Inspection for Bats at The Old Brewery, Carlisle (November 2016) received 16th November 2016.

Reason: In order to ensure that the works do not adversely affect the habitat of protected species in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

6. The development hereby approved shall be carried out in strict accordance with the Scoping Survey for European Protected Species at The Old Brewery, Carlisle (November 2016) received 16th November 2016.

Reason: In order to ensure that the works do not adversely affect the habitat of protected species in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

7. Prior to the commencement of development, an environmental method statement, including mitigation measures to prevent dust, waste and pollution from cement/concrete and fuel from entering the river, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the works do not adversely affect the habitat of protected species in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

8. Prior to the commencement of development, a non-native invasive species management plan, including the management and control of the Himalayan Balsam, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the works do not adversely affect the habitat of protected species in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

9. Prior to the alteration of any windows, scaled drawings of the proposed windows shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved detail.

Reason: To ensure a satisfactory external appearance for the completed development and in accordance with Policy SP6 and HE3 of the Carlisle District Local Plan 2015-2030.

10. Prior to the installation of any balconies, scaled drawings of the proposed balconies shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved detail.

Reason: To ensure a satisfactory external appearance for the completed development and in accordance with Policy SP6 and HE3 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Item no: 17

Appn Ref No: 15/1003	Applicant: Loving Land Limited	Parish: St Cuthberts Without
Date of Receipt: 29/10/2015 23:00:20	Agent: Telford Planning Associates	Ward: Multiple Wards
Location: Land off St Ninians Road and Cammock Crescent, Carlisle	Grid Reference: 341500 553314	

Proposal: Residential Development (Outline)

Members will recall at Committee meeting held on 12th August 2016 that authority was given to the Corporate Director (Economic Development) to issue approval subject to the completion of a S106 Agreement to:

1. secure the submission of a Travel plan and a checking and monitoring contribution to the amount of £6600;
2. provision of affordable housing;
3. public open space contribution.

This has been completed and the approval issued on 31st January 2017.

Grant Permission

1. In case of any "Reserved Matter" application for approval shall be made not later than the expiration of 3 years beginning with the date of this permission, and the development shall be begun not later than whichever is the later of the following dates:
 - i) The expiration of 3 years from the date of the grant of this permission, or
 - ii) The expiration of 2 years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended by The Planning and Compulsory Purchase Act 2004).

2. Before any work is commenced, details of the layout, scale, appearance, access and landscaping of the site (hereinafter called "reserved matters") shall be submitted to and approved by the local planning authority.

Reason: The application was submitted as an outline application in accordance with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

3. The approved documents for this Planning Permission Consent comprise:

1. the Planning Application Form received 29th October 2015;
2. the Location Plan received 29th October 2015;
3. the Planning Layout received 9th November 2015;
4. the Phasing Plan received 4th April 2016;
5. the Flood Risk Assessment received 3rd November 2015;
6. the Noise Impact Assessment for a Proposed Residential Development received 29th October 2015;
7. the Ground Investigation and Contamination Assessment report No. 04266/4 received 29th October 2015;
8. the Tree and Hedge Survey Report received 29th October 2015;
9. the Phase 1 Habitat Survey and Scoping Survey for European Protected Species received 29th October 2015;
10. the Planning Statement received 29th October 2015;
11. the Transport Assessment received 29th February 2016;
12. the Interim Travel Plan received 29th February 2016;
13. the Addendum to Interim Travel Plan received 7th April 2016;
14. the Drainage Method Statement received 19th April 2016;
15. the Notice of Decision;
16. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

4. Samples or full details of all materials to be used on the exterior shall be submitted to and approved, in writing, by the local planning authority before any work is commenced. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure the works are appropriate to the adjacent buildings and character and appearance of the area in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. No development shall commence until details of the proposed hard surface finishes to all public and private external areas within the proposed scheme have been submitted to and approved, in writing, by the local planning authority. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure the works are appropriate to the adjacent buildings and

character and appearance of the area in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. No development shall commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the local planning authority. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure the works are appropriate to the adjacent buildings and character and appearance of the area in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

7. Prior to the commencement of development, a detailed landscaping scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be at a scale of 1:200 and shall include:
- i) the exact location and species of all existing trees and other planting to be retained;
 - ii) an outline specification for ground preparation for landscaped areas outside of the ecological areas;
 - iii) all proposals for new planting and turfing, indicating the location, arrangement, species, size, specifications, numbers and planting densities;
 - iv) all proposed boundary treatments with supporting elevations and construction details;
 - v) all proposed hard landscaping elements and paving, including layout, materials and colours;
 - vi) the proposed arrangements and specifications for initial establishment maintenance and long term maintenance of all planted and/or turfed areas.

The approved scheme shall be implemented in its agreed form prior to the end of the first planting season following substantial completion of each phase of the development to which it is associated. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason: To ensure a satisfactory landscaping scheme is incorporated into the development, in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order), no gates, fences, walls or other means of enclosure shall be erected or constructed in front of the forwardmost part of the front of the dwellings hereby approved without the permission of the local planning authority.

Reason: To ensure that any form of enclosure to the front gardens of the properties is carried out in a co-ordinated manner in accordance

with Policy SP6 of the Carlisle District Local Plan 2015-2030.

9. Foul and surface water shall be drained on separate systems. No dwelling shall be occupied until its foul drainage system is connected to a public sewer.

Reason: To ensure that adequate drainage facilities are available and to ensure compliance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

10. Details of the heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwellings shall be submitted to and approved, in writing, by the local planning authority before any site works commence.

Reason: In order that the approved development overcomes any problem associated with the topography of the area and safeguards the living conditions of neighbouring residents in accordance with Policies HO1 and HO12 of the Carlisle District Local Plan 2015-2030.

11. No development shall commence until detailed drawings showing the development and means of access thereto have been submitted to and approved in writing by the local planning authority. Any such approved means of access shall be completed in accordance with the approved details before the development is occupied.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

12. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the local planning authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

13. The signalisation of St Ninians Road / Upperby Road / Lamb Street to be designed, constructed, drained and lit to a suitable standard; and in this respect further details, including longitudinal/cross sections, capacity testing and layout shall be submitted to the local planning authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed and complete prior to the occupation of the 30th dwelling hereby permitted.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

14. No dwellings shall be occupied until the estate road including footways and cycleways to serve such dwellings has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

15. Before any development takes place, a plan shall be submitted for the prior approval of the local planning authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

Reason: The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users and to support Local Transport Policy LD8.

16. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the local planning authority.
The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the local planning authority, no surface water shall discharge to the public sewerage system either directly or indirectly.
The drainage scheme submitted for approval shall also be in accordance with the principles set out in the Flood Risk and Foul Drainage Assessment produced by WYG dated November 2015 and the Drainage Method Statement produced by Elluc Projects Ltd proposing surface water discharging to River Petteril.
The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG and in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

17. No development shall commence until a construction surface water management plan has been agreed in writing with the local planning authority.

The development shall then be undertaken in accordance with the approved details.

Reason: To safeguard against flooding to surrounding sites and to safeguard against pollution of watercourses downstream of the site during the construction phase in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

18. No development shall commence until an appropriate Environment Permit has been granted for the proposed discharge to the River Petteril.

Reason: To protect and enhance the natural environment surrounding the watercourse in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

19. All matters relating to contamination shall be remediated in accordance with the measures outlined in the "Ground Investigation and Contamination Assessment received 29th October 2015, the full details of which shall be submitted to and agreed, in writing, by the local planning authority prior to development commencing on site. The remediation works shall be carried out in strict accordance with the approved details. A validation report must be submitted showing that all the work has been completed according to these agreements, and the work undertaken verified. No properties on the development shall be occupied until the site validation report has been submitted to and agreed, in writing, by the local planning authority.

Reason: To protect the environment and prevent harm to human health in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

20. A cut off trench/barrier shall be constructed to separate the development site from the Romilly Waste Landfill site prior to the occupation of any dwelling hereby approved. The design and specification of the trench/barrier must be submitted and agreed, in writing, by the Local Planning Authority before construction begins. Once the barrier has been constructed and before any dwelling is occupied, a validation report verifying the work undertaken must be submitted to and approved, in writing, by the local planning authority.

Reason: To protect the environment and prevent harm to human health in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

21. No Pile Foundations shall be used unless a foundation design for the properties has been submitted and agreed, in writing, by the local planning authority.

Reason: To ensure that no contamination is given a preferential pathway to the aquifer and to protect the environment/ prevent harm to human health in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

22. No development shall commence until details of the gas monitoring points have been submitted to and agreed, in writing, by the local planning authority.

Reason: To protect the environment and prevent harm to human health in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

23. Gas monitoring in the locations agreed by Condition 22 shall be carried out at least once every 6 months for 10 years once the development has been completed. The monitoring locations, the frequency, the method of monitoring and the details of the company carrying out the monitoring shall be submitted to and agreed, in writing, by the local planning authority prior to development commencing on site. The results from the monitoring shall be forwarded to the local planning authority, each year, for 10 years, and should results indicate a gassing problem, the local planning authority shall be notified immediately.

Reason: To protect the environment and prevent harm to human health in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

24. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority. Site investigations should follow the guidance in BS10175.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

25. Details of acoustic screen fencing and associated earth bunding along the north eastern boundary of the site shall be submitted to and agreed in writing by the local planning authority. The development shall then be undertaken in accordance with the approved details and shall be completed prior to the occupation of any dwelling.

Reason: In order to ensure that the living condition of the occupiers of the proposed dwellings are safeguarded in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

26. No development shall take place within that particular phase of the development

during the bird breeding season from 1st March to 31st August unless the absence of nesting birds has been established through a survey and such survey has been agreed in writing beforehand by the local planning authority.

Reason: To protect nesting birds in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

27. The plans and particulars for the reserved matters application shall include:
- (a) a plan, to a scale and level of accuracy appropriate to the proposal, showing the position of every tree and hedge on the site and on land adjacent to the site (including street trees) that could influence or be affected by the development, indicating which trees and hedges are to be removed;
 - (b) and in relation to every tree and hedge identified a schedule listing:
 - i. any proposed pruning, felling or other work;
 - (c) and in relation to every existing tree and hedge identified to be retained on the plan referred to in (a) above, details of:
 - i. any potentially damaging activities proposed in the vicinity of the trees and hedges, such as, proposed alterations to existing ground levels, and of the position of any proposed excavation, that might affect the root protection area (see paragraph 5.4.2 of British Standard BS5837 - Trees in relation to design, demolition and construction - Recommendations)
 - ii. all appropriate tree and hedge protection measures required before and during the course of development (in accordance with in section 5.5 of British Standard BS5837 - Trees in relation to design, demolition and construction - Recommendations).

Reason: To ensure the retention of trees and hedges in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

28. The tree and hedge protection measures detailed in condition 27 shall be agreed in writing with the local planning authority and implemented prior to commencement of any works or development on site, and maintained to the satisfaction of the local authority for the duration of the development.

Within the fenced off area;

- 1. no equipment, machinery or structure shall be attached to or supported by a retained tree or by the tree protection barrier;
- 2. no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area;
- 3. no alterations or variations to the approved tree and hedge protection schemes shall be made without prior written consent of the local planning authority;
- 4. no materials or vehicles shall be stored or parked within the fenced off area;
- 5. no alterations to the natural/existing ground level shall occur;
- 6. no excavations will be carried out within the fenced off area;
- 7. The tree and hedge protection fencing must be maintained to the satisfaction of the local planning authority at all times until completion of the

development.

Reason: To ensure the retention of trees and hedges in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

29. Prior to the commencement of the development hereby approved, a detailed Construction Environment Management Plan for the construction phase of the development and a Construction Code of Practice shall be submitted to and approved in writing by the local planning authority.
The Construction Environment Management Plan shall provide details of measures proposed for the storage of all plant, machinery and materials to be used in connection with the construction of the development and for controlling any escape of noise and/ or fumes during the works. The development shall be carried out in accordance with the Construction Environment Management Plan.

The scheme shall in particular include:-

1. locations for the storage of all plant, machinery and materials including oils and chemicals to be used in connection with the construction of the development;
2. details of all bunds, fences and other physical protective measures to be placed on the site in connection with such storage including the time periods for placing and retaining such bunds, fences and measures (as the case may be);
3. provision for the on-going maintenance of any such bunds, fences and other measures;
4. the control and removal of spoil and wastes;
5. measures to prevent the pollution of surface and ground water arising from the storage of plant and materials.

The Code of Practice shall indicate: -

- a. the proposed hours of operation of construction activities;
- b. the frequency, duration and means of operation involving excavations, drilling, piling, and any concrete production;
- c. sound attenuation measures incorporated to reduce noise at source;
- d. details of measures to be taken to reduce the generation of dust;
- e. the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.

The Code of Practice shall be strictly adhered to during all stages of the construction of the proposed development.

The development shall only be implemented in accordance with the Construction Environment Management Plan, provided that this may be amended in accordance with details expressly submitted to and approved in writing by the local planning authority for such purpose.

Reason: To ensure that the development does not adversely affect the environment or the living conditions of the occupiers of neighbouring properties in accordance with Policies SP6 and CM5 of the Carlisle District Local Plan 2015-2030.

30. The development hereby permitted shall not commence until there have been submitted and approved in writing by the local planning authority a Construction Management Plan. The plan shall include details of construction vehicle movements, construction operation hours, construction vehicle access(es), wheel washing, and routes to and from the site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts and a travel plan for contractors. The development shall be carried out strictly in accordance with the approved Construction Management Plan.

Reason: To ensure that the development does not adversely affect the environment or the living conditions of the occupiers of neighbouring properties in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

Relevant Development Plan Policies

Carlisle District Local Plan 2001 - 2016

Spatial Strategy & Development Principles - Policy DP1 - Sustainable Development Locations

All proposals for development will be assessed against their ability to promote sustainable development. Proposals will be considered favourably in the following locations, provided they are in scale with their location and consistent with other Policies of this Local Plan.

Urban Area	City of Carlisle	
Key Service Centres	Brampton Longtown	
Local Service Centres	Burgh by Sands Castle Carrock Cummersdale Cumwhinton Dalston Gilsland Great Corby Great Orton Hallbankgate Hayton	Heads Nook Houghton Irthington Raughton Head Rockcliffe Scotby Smithfield Thurstonfield Warwick Bridge Wetheral

Proposals for development within these locations will be assessed on the basis of the need for development to be in the location specified.

Within the Urban Area proposals for retail, office and leisure developments will be subject to a sequential approach which requires that locations be considered as follows: firstly within the City Centres; secondly edge-of-centre locations; and thirdly the remainder of the urban area.

Proposals for residential development will be considered against the need to give

priority to the reuse of previously developed land, with particular emphasis on vacant and derelict sites and buildings.

Settlement Boundaries have been established on the Proposals Map to recognise the extent of built development or where planning permission already exists to judge proposals for development and are not indicative of land ownership.

Outside these locations development will be assessed against the needs to be in the location specified.

Carlisle District Local Plan 2001 - 2016 **Core Development Policies - Policy CP2 - Biodiversity**

Proposals in both the rural and urban area should not harm the integrity of the biodiversity resource as judged by key nature conservation principles, and proposals should seek to conserve and enhance the biodiversity value of the areas which they affect.

In areas where species protected under national and European legislation are most likely to occur, special account will be given to their presence in the consideration of development proposals.

Carlisle District Local Plan 2001 - 2016 **Core Development Policies - Policy CP3 - Trees And Hedges On Development Sites**

Proposals for new development should provide for the protection and integration of existing trees and hedges. Where trees and hedges are present, a survey will be required showing the following:

- 1 the location of existing trees and hedges;
- 2 the species, age, height and crown spread of each tree;
- 3 an assessment of the condition of each tree;
- 4 the location and crown spread of trees on adjacent land which may be affected by the development;
- 5 existing and proposed changes in ground level.

In order to protect and integrate existing trees and hedges within new development, the City Council will resist proposals which cause unacceptable tree loss, and which do not allow for the successful integration of existing trees identified in the tree survey.

Layouts will be required to provide adequate spacing between existing trees and buildings, taking into account the existing and future size of the trees, and their impact both above and below ground.

The City Council will protect existing trees and woodlands where appropriate, by tree preservation orders, and by the use of planning conditions requiring protective fencing around trees to be retained to prevent site works within their crown spread.

Carlisle District Local Plan 2001 - 2016 **Core Development Policies - Policy CP5 - Design**

All new development proposals will be assessed against the following design principles. Proposals should:

- 1 Respond to the local context and the form of surrounding buildings in relation to

- height, scale and massing, and by making use of appropriate materials and detailing;
- 2 Take into consideration any important landscape or topographical features and respect local landscape character;
 - 3 Reinforce local architectural features, where appropriate, promoting and respecting local distinctiveness;
 - 4 Ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping, are well related to one another to ensure a well-integrated, successful and attractive development;
 - 5 Ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable standards for future users and occupiers of the development;
 - 6 Ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
 - 7 Include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;
 - 8 Ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features;
 - 9 Ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection.

Carlisle District Local Plan 2001 - 2016

Core Development Policies - Policy CP6 - Residential Amenity

The amenity of residential areas will be protected from inappropriate development where that development:

- 1 is for a use inappropriate for residential areas; and/or
- 2 is of an unacceptable scale; and/or
- 3 leads to an unacceptable increase in traffic or noise; and/or
- 4 is visually intrusive.

Carlisle District Local Plan 2001 - 2016

Core Development Policies - Policy CP10 - Sustainable Drainage Systems

Sustainable drainage systems (SUDS) should be incorporated into development proposals when the following conditions apply:

- 1 The development will generate an increase in surface water run-off; and
- 2 The rate of surface water run-off is likely to create or exacerbate flooding problems

Where SUDS are incorporated the following details shall be provided:

- 1 The type of SUDS; and
- 2 Hydraulic design details/calculations; and
- 3 Pollution prevention and water quality treatment measures together with details of pollutant removal capacity; and
- 4 Operation, maintenance and adoption details (SUDS structures will not be adopted by the statutory sewerage undertaker unless maintenance and legal

agreements are in place).

Carlisle District Local Plan 2001 - 2016

Core Development Policies - Policy CP11 - Protection Of Groundwaters And Surface Waters

Proposals for development which would cause demonstrable harm to the quality, quantity and associated ecological features of groundwater and surface waters will not be permitted.

Carlisle District Local Plan 2001 - 2016

Core Development Policies - Policy CP12 - Foul And Surface Water Sewerage And Sewage Treatment

Development will not be permitted where inadequate foul and surface water sewerage infrastructure and sewage treatment capacity exists, or where such provision cannot be made within the time constraint of the planning permission.

Carlisle District Local Plan 2001 - 2016

Core Development Policies - Policy CP13 - Pollution

Development will not be permitted where it would generate, either during construction or on completion, significant levels of pollution (from contaminated substances, odour, noise, dust, vibration, light, heat) which cannot be satisfactorily mitigated within the development proposal or by means of planning conditions.

Carlisle District Local Plan 2001 - 2016

Core Development Policies - Policy CP17 - Planning Out Crime

The design of all new development must contribute to creating a safe and secure environment, integrating measures for security and crime prevention and minimising the opportunity for crime.

The following points should be applied to all development proposals:

- 1 Security measures should be an integral part of the design
- 2 Developments should be laid out and buildings positioned to maximise natural surveillance with the intention of creating a sense of neighbourhood and deterring criminal and anti-social activity
- 3 Public and private spaces should have clearly defined boundaries.
- 4 Footpaths and cycleways should be designed to maximise their use and prevent opportunities for concealment, unauthorised access or provide a choice of escape routes.
- 5 Landscaping schemes be designed to ensure that they do not create secluded areas, opportunities for climbing or reduce natural surveillance.
- 6 Lighting should deter criminal and antisocial activity whilst minimising light pollution. CCTV may be considered necessary in certain circumstances.

Developers should, at the earliest stage possible, consult Architectural Liaison Officer to advise on measures to be incorporated for designing out crime.

Carlisle District Local Plan 2001 - 2016

Housing - Policy H1 - Location Of New Housing Development

New housing development will be located in sustainable locations in accordance with PPS3: *Housing*, Regional Planning Guidance and the Joint Structure Plan. During the Plan period 80% of new development will be located within the urban area of Carlisle, including allocated sites on the edge of the City referred to in Proposal H16. The remaining 20% will be permitted in the rural area of the District with the focus on the two Key Service Centres of Brampton and Longtown.

In the remainder of the rural area small-scale development will be located in accordance with Policy DP1 and other policies of this Plan to ensure that:

- 1 the site is well related to the landscape of the area and does not intrude into open countryside; and
- 2 the scale of the proposed development is well related to the scale, form and character of the existing settlement; and
- 3 the layout of the site and the design of the buildings is well related to existing property in the village; and
- 4 the siting and design of the buildings is well related to and does not adversely affect the amenity of neighbouring property; and
- 5 appropriate access and parking can be achieved; and
- 6 the proposal will not lead to the loss of amenity open space within or at the edge of the settlement; and
- 7 the proposal will not lead to the loss of the best and most versatile agricultural land.

Settlement boundaries have been drawn for the following Local Service Centres within which proposals will be judged against the above criteria.

Burgh-by-Sands	Castle Carrock	Cummersdale
Cumwhinton	Dalston	Gilsland
Great Corby	Great Orton	Hallbankgate
Hayton	Heads Nook	Houghton
Irthington	Raughton Head	Rockcliffe
Scotby	Smithfield	Thurstonfield
Warwick Bridge (including Little Corby & Corby Hill)	Wetheral	

In the following settlements small-scale infilling (development between an otherwise continuous frontage) will be allowed where this does not conflict with the criteria above and is evidenced by local need to be in that location. S106 agreements may be used to ensure local occupancy to provide for the identified need.

Blackwell	Cardewlees	Cargo
Carleton	Cotehill	Cumwhitton
Durdar	Faugh	Harker
Hethersgill	How Mill	Lanercost
Laversdale	Low Row	Monkhill
Moorhouse	Talkin	Todhills
Walton	Warwick-on-Eden	Wreay

Carlisle District Local Plan 2001 - 2016

Housing - Policy H5 - Affordable Housing

The City Council will negotiate with developers for an element of affordable housing to be included in the majority of housing developments.

All allocated housing sites and windfall sites of 10 or more dwellings in the urban area will be expected to make a contribution of 30% of units on-site towards affordable housing. Only in exceptional circumstances will the Council consider off-site contributions or a financial contribution in lieu of on-site provision.

In the rural area the contribution to affordable housing will be:

- 1 25% of housing on large sites (over 0.8ha or 25 dwellings)
- 2 20% of housing on medium sites (over 0.3ha or 10 dwellings)
- 3 10% of housing on small sites (over 0.1ha or 3 units)

The proportion of affordable housing sought will only be varied if this can be justified on a robust, evidence based, assessment of the economic viability of the site.

Where intermediate affordable housing is to be provided at a discounted market value a discount of 25-30% will be sought and the discounted sale will be required to be in perpetuity.

Carlisle District Local Plan 2001 - 2016

Local Environment - Policy LE29 - Land Affected By Contamination

Development on land known or thought to be contaminated will be permitted provided that contaminant sources, pathways and human and environmental receptors are clearly identified in a risk assessment and measures taken to treat, contain and control contamination so as not to:

- 1 Expose the occupiers of a development and neighbouring land uses to unacceptable risk;
- 2 Cause the contamination of adjoining land or allow contamination to continue;
- 3 Lead to the contamination of any watercourse, water body or aquifer;
- 4 Have an unacceptable adverse effect on habitats and ecosystems;
- 5 Cause harm to buildings, animals or crops

The Policy will also apply to proposed development on or within 250 metres of an existing landfill or a site known to be used for landfill within the last 30 years.

Carlisle District Local Plan 2001 - 2016

Transport - Policy T1- Parking Guidelines For Development

The level of car parking provision for development will be determined on the basis of the following factors:

- 1 the Parking Guidelines for Cumbria as updated by additional requirements in PPG 13;
- 2 the availability of public car parking in the vicinity;
- 3 the impact of parking provision on the environment of the surrounding area;
- 4 the likely impact on the surrounding road network; and
- 5 accessibility by and availability of, other forms of transport.

Carlisle District Local Plan 2001 - 2016

Leisure & Community Uses - Policy LC3 - Amenity Open Space

Permission will not be granted for development that would result in the loss of amenity open spaces within settlements.

Item no: 18

Appn Ref No:
16/0812

Applicant:
Story Contracting

Parish:
Wetheral

Date of Receipt:
09/09/2016 16:03:05

Agent:
PFK Planning

Ward:
Great Corby & Geltsdale

Location:
Land Adjacent The Whins, Heads Nook

Grid Reference:
349184 555192

Proposal: Erection Of 10.No Dwellings With Associated Infrastructure; Access To Be Provided Adjacent 8 The Whins; Demolition Of Garage To 8 The Whins And Erection Of Replacement Garage To The Rear

Members will recall at Committee meeting held on 25th November 2016 that authority was given to the Corporate Director (Economic Development) to issue approval subject to the completion of a S106 to secure:

a) a financial contribution of £212,527 towards the provision of affordable housing.

This has been completed and the approval issued on 3rd February 2017.

Granted Subject to Legal Agreement

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:

1. the submitted planning application form received 9th September 2016;
2. the Location Plan as Existing (drawing no. SS006 HN:02) received 16th September 2016;
3. the Block Plan as Existing (drawing no. SS006 HN:01) received 16th September 2016;
4. the Proposed Site Plan (drawing no. SD-20.01) received 9th September 2016;
5. the Proposed Site Plan (Coloured) (drawing no. SD-20.02) received 9th September 2016;
6. the Type B - Floor Plan (Plots 1,3,7 & 9) (drawing no. SD-10.03) received 9th September 2016;
7. the Type B - Elevations (Plots 1 & 7) (drawing no. SD-10.04a) received 16th September 2016;

8. the Type B - Elevations (Plots 3 & 9) (drawing no. SD-10.04b) received 9th September 2016;
9. the Type C - Floor Plan (Plots 2,6 & 8) (drawing no. SD-10.05) received 9th September 2016;
10. the Type C - Elevations (Plots 2 & 8) (drawing no. SD-10.06a) received 9th September 2016;
11. the Type C - Elevations (Plot 6) (drawing no. SD-10.06b) received 9th September 2016;
12. the Type M - Floor Plan (Plots 4 & 5) (drawing no. SD-10.25) received 9th September 2016;
13. the Type M - Elevations (Plots 4 & 5) (drawing no. SD-10.26) received 9th September 2016;
14. the Type R - Floor Plan (Plot 10) (drawing no. SD-10.27) received 16th September 2016;
15. the Type R - Elevations (Plots 10) (drawing no. SD-10.28) received 9th September 2016;
16. the Single Garage Plans, Elevations & Section (drawing no. SD-10.30) received 9th September 2016;
17. the Double Garage Plans, Elevations & Section (drawing no. SD-10.29) received 9th September 2016;
18. the Elevation Treatment Plan (drawing no. SD-20.04 A) received 9th September 2016;
19. the Street Scenes (drawing no. SD-40.01 A) received 9th September 2016;
20. the Boundary Treatment Plan (drawing no. SD-20.03 A) received 9th September 2016;
21. the New Drainage Layout Plan Sheet 1 of 2 (drawing no. K31729/A1/101) received 9th September 2016;
22. the New Drainage Layout Plan Sheet 2 of 2 (drawing no. K31729/A1/102) received 9th September 2016;
23. the Planning Statement, incorporating Design and Access Statement received 9th September 2016;
24. the Contamination Statement received 9th September 2016;
25. the Notice of Decision; and
26. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Samples or full details of all materials to be used on the exterior shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced.

Reason: To ensure the works harmonise as closely as possible with dwellings in the vicinity and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

4. No development shall take place until full details of hard and soft landscape works, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be

carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. No development shall commence until details of any walls (including the walls adjacent to the access road to the front of 8 The Whins), gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure the design and materials to be used are appropriate and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. No work associated with the construction of the residential units hereby approved shall be carried out before 07.30 hours on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any times on Sundays or statutory holidays).

Reason: To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

7. For the duration of the development works, existing trees and hedges along the boundary with the properties on The Whins shall be protected by a suitable barrier, the position of which shall be indicated on a plan and agreed in writing by the Local Planning Authority before development works commence. Within this protected area there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means.

Reason: To protect trees and hedges during development works in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

8. No development shall commence until full details of the wildlife enhancement measures to be undertaken at the site, together with the timing of these works, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall then be carried out in strict accordance with the agreed details.

Reason: In order to enhance the habitat for wildlife in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

9. Prior to the commencement of development, plans shall be submitted for approval in writing by the Local Planning Authority which show the proposed

front elevation of 8 The Whins (following the demolition of the garage).

Reason: To ensure the dwelling as altered does not have an adverse impact on the area and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

10. The carriageway, footways, footpaths, cycle ways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved & the appropriate Section 38 document signed. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety. To support Local Transport Plan Policies LD5, LD7 & LD8.

11. Ramps shall be provided on each side of every junction to enable wheelchairs, pushchairs etc. to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to the Local Planning Authority for approval before development commences. Any details so approved shall be constructed as part of the development.

Reason: To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

12. The development shall not commence until visibility splays providing clear visibility of 70 metres in a north easterly direction & 70 meters in a south westerly direction measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway from a point 2.4 meters back from the edge of the carriageway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be formed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD7 & LD8.

13. No dwellings or buildings or structures shall be commenced until the access roads, as approved, are defined by kerbs and sub base construction.

Reason: To ensure that the access roads are defined and laid out at an early stage and to support Local Transport Plan Policies LD5, LD7 & LD8.

14. No dwellings shall be occupied until the estate road including footways and cycle ways to serve such dwellings has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

15. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.

Reason: To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety and to support Local Transport Plan Policies LD7 & LD8.

16. Any existing highway fence/wall boundary shall be reduced to a height not exceeding 1.0m above the carriageway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved (before development commences) and shall not be raised to a height exceeding 1.0m thereafter.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD7 & LD8.

17. The dwellings shall not be occupied until the vehicular access and turning requirements have been constructed in accordance with the approved plan and has been brought into use. The vehicular access turning provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5, LD7 & LD8.

18. Details showing the provision within the site for the parking, turning and loading and unloading of vehicles and for vehicles to enter and leave the site in a forward direction shall be submitted to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the parking, loading, unloading and manoeuvring facilities constructed. The approved parking, loading, unloading and manoeuvring areas shall be kept available for those purposes at all times and shall not be used for any other purpose.

Reason: To ensure that all vehicles can be properly and safely accommodated clear of the highway and to support Local Transport Plan Policies LD7 & LD8.

19. Before any development takes place, a plan shall be submitted for the prior approval of the Local Planning Authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

Reason: The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users and to support Local Transport Policy LD8.

20. The access and parking/turning requirements shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway with access from Black Lonning.

Reason: The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users and to support Local Transport Policy LD8.

21. Development shall not be begun until a Construction Method Statement including details of all on-site construction works, post-construction reinstatement, drainage, mitigation, and other restoration, together with details of their timetabling has been submitted to and approved by the Local Planning Authority and shall include measures to secure:

- formation of the construction compound and access tracks and any areas of hard standing;
- cleaning of site entrances and the adjacent public highway;
- the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- post-construction restoration/reinstatement of the working areas;
- the submission of a construction surface water management plan.

The Construction Method Statement shall be carried out as approved.

Reason: In the interests of public safety on the highway and to support Local Transport Policy LD8.

22. Development shall not be begun until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of:

- the construction of the site access "Black Lonning" and the creation, positioning and maintenance of associated visibility splays;
- access gates will be hung to open away from the public highway no less than 10m from the carriageway edge and shall incorporate appropriate visibility displays;

- the pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; for The Whins & Black Lanning.
 - details of proposed crossings of the highway verge;
 - retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
 - the surfacing of the access roads from the public highway into the site shall extend for a minimum of 25m;
 - construction vehicle routing;
 - the management of junctions to and crossings of the public highway and other public rights of way/footway;
 - the scheduling and timing of movements, details of escorts for abnormal loads, temporary warning signs and banksman/escort details.
- Development shall be carried out in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of public safety on the highway and to support Local Transport Policy LD8.

23. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

24. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Residents Management Company; and
- b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage

scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

25. Prior to the commencement of development, details of a proposed bin storage area, to serve Units 1 to 4, shall be submitted for approval in writing by the Local Planning Authority. The bin storage area shall then be constructed in accordance with these details prior to the occupation of the dwellings.

Reason: To ensure that a suitable bin storage area is provided in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

26. Prior to the commencement of development, the applicant shall submit details, for approval in writing by the Local Planning Authority, of the proposed future management and maintenance of the area of land to the south of the development (which incorporates the SUDS pond) which is to be retained as a field. The field shall then be managed and maintained in accordance with these details.

Reason: To ensure that the field is maintained for the lifetime of the development.

Relevant Development Plan Policies