

## SCHEDULE A: Applications with Recommendation

18/0891

Item No: 06

Date of Committee: 22/03/2019

**Appn Ref No:**  
18/0891

**Applicant:**  
HACW Ltd

**Parish:**  
Stanwix Rural

**Agent:**  
Haydon Environmental  
Consultants

**Ward:**  
Stanwix Rural

**Location:** Houghton Hall Garden Centre, Houghton, Carlisle, CA6 4JB

**Proposal:** Siting Of Hand Car Wash And Valet Facility Including Canopy And Portable Office Store Building (Revised Application)

**Date of Receipt:**  
01/10/2018 23:00:44

**Statutory Expiry Date**  
26/11/2018 23:00:44

**26 Week Determination**  
26/02/2019

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### REPORT

**Case Officer:** Richard Maunsell

#### 1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

#### 2. Main Issues

- 2.1 Whether The Principle Of Development Is Acceptable
- 2.2 Foul Water Drainage
- 2.3 Design And Impact On The Character And Appearance Of The Area
- 2.4 The Impact Of The Development On The Character And Setting Of The Grade II Listed Building
- 2.5 The Impact Of The Development On Hadrian's Wall Buffer Zone
- 2.6 Biodiversity
- 2.7 Impact On Neighbouring Amenity
- 2.8 Highway Safety And Access

#### 3. Application Details

##### The Site

- 3.1 Houghton Hall Garden Centre is an established garden centre located

adjacent to the A689 County highway approximately 1.6 kilometres east of Junction 44 of the M6 motorway.

- 3.2 Spread over three levels, the main level is home to gardening products, external plant areas, aquatic shop, gift shop, clothing, coffee shop and farm shop. A mezzanine floor displays garden furniture and outdoor living products whilst a basement level houses 'The World in Miniature Museum' and attractions including the Craft Shop, Hornby, Scalextric and Airfix.
- 3.3 The site is served by a large parking area to its frontage with access for servicing and deliveries to the north. A timber framed building is located adjacent to the entrance door which is used for the sale of fruit and vegetables.
- 3.4 The boundary to the site adjacent to the main road to the north comprises of a simple post and wire fence with mature trees within the grounds. The nearest residential property, Two Hands, is approximately 80 metres to the north-west of the application site.

## **The Proposal**

- 3.5 The applicant proposes to operate a car wash and valet business from within the hardstanding area associated with the garden centre. The development would comprise of a cantilevered canopy, detached modular building that would serve as an office/ storage area and a 1.8 metre high fence along the northern boundary to separate the site from the adjacent road leading to the service/ delivery area to the rear of the garden centre.
- 3.6 The development would also include the creation of water recirculation system and water tanks, floodlighting affixed to the cabin and the demarcation of valet areas within the site. The car wash business would operate from 9am to 6pm Mondays to Saturdays and 10.30am to 4.30pm Sundays.

## **4. Summary of Representations**

- 4.1 This application has been advertised by means of a site notice, a press notice and direct notification to the occupiers of one neighbouring property. In response, no verbal or written representations have been received.

## **5. Summary of Consultation Responses**

**Cumbria County Council - (Highways & Lead Local Flood Authority):** - the following comments have been received:

### *Highway Authority*

The access from the A689 existing access to the private site. The layout details shown on the submitted plan are considered satisfactory from a highway perspective and therefore the Highway Authority has no objection to

the proposed development.

#### *Lead Local Flood Authority*

The Lead Local Flood Authority (LLFA) surface water map show no flooding to the site and the Environment Agency (EA) surface water maps indicate the site is 250m west of where Flood Zone 2. These outlying areas are likely to be affected by a major flood with up to a 0.1 per cent (1 in 1000) chance of occurring each year indicate the area at risk and Flood Zone 3 a 1 per cent (1 in 100) or greater criteria of happening each year.

**Stanwix Rural Parish Council:** - the Parish Council remain sufficiently concerned regarding the points raised in their objection and as such, continue to object to this revised application 18/0891.

The Parish Council believes that insufficient evidence has been provided to provide the required clarification of the adequacy in removing surfactant of the filtration unit proposed. Furthermore the concerns raised regarding the storage of large scale drums of detergent on site remain and if consent is passed, the Parish Council continue to urge that conditioning be applied to ensure that a limit be placed upon the quantity of detergents etc. that may be stored on site at any time in order to mitigate the effects of leakage or malicious damage.

The Parish Council we request that the calculations for the potential effect of surfactant spillage on the attenuation pond be made publicly available for scrutiny.

**Environment Agency (N Area (+ Waste Disp & Planning Liaison Team):** - the proposal as submitted will require an environmental permit for the discharge to surface water, and is unlikely to be able to meet permit requirements.

#### **Environment Agency position**

The proposed development will be acceptable if the following measure(s) are implemented and secured by way of a planning condition on any planning permission.

#### **Condition**

The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

#### **Reasons**

The North West river basin management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the impact could cause deterioration of a quality element to a lower status class

The proposal will require an environmental permit for the trade discharge of

foul drainage to surface water. Such a permit is likely to include numeric limits for Suspended Solids (SS) and Biological Oxygen Demand (BOD). The Environment Agency considers that the proposal as submitted would not be able to meet the likely stringent permit requirements for BOD, and an alternative system should include biological treatment to reduce the BOD.

**United Utilities:** - no response received;

**Historic England - North West Office:** - do not wish to offer any comments;

**Local Environment - Environmental Protection:** - no response received;

**Food Hygiene:** - no response received.

## 6. Officer's Report

### Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/ Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed is the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG) and Policies of SP1, SP2, SP6, EC11, IP2, IP3, IP6, CC5, CM5, HE1, HE3 and GI3 of the Carlisle District Local Plan 2015-2030 are also relevant. The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 is also a material planning consideration. The proposal raises the following planning issues.

#### 1. Whether the principle of development is acceptable

- 6.3 Within the NPPF there is a presumption in favour of sustainable development. Paragraph 7 requires that:
- “The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.”*
- 6.4 Paragraph 8 continues and identifies that to achieve sustainable development there are three overarching objectives. Paragraph 10 states “so that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).”
- 6.5 Paragraph 83 of the NPPF states that:
- “Planning policies and decisions should enable:*

- a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) *the development and diversification of agricultural and other land-based rural businesses;*
- c) *sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) *the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."*

6.6 The Framework continues in paragraph 84 that:

*"Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist."*

- 6.7 There is clear guidance that the needs of businesses may extend beyond settlement boundaries may be acceptable provided that the development is sensitive to its surroundings, does not impact on the local road network and encourages the use of previously developed land.
- 6.8 The location of this type of operation in the rural area must also be justified. Policy SP2 of the local plan requires that development proposals will be assessed against their ability to promote sustainable development. Outside of the specified settlements, development proposals will be assessed against the need to be in the location specified.
- 6.9 This proposal requires the development of part of the car park to form a car wash facility. Policy EC11 of the local plan states that any new buildings within the rural area should be well related to an existing group of buildings to minimise their impact and ensure they blend satisfactorily into the landscape through suitable materials, design and siting and these matters are considered in the following paragraphs of this report.
- 6.10 The car wash would be small in scale compared to the existing use and would complement the garden centre use where visitors spend a reasonable amount of time thus allowing the vehicles to be left and cleaned. Members will be aware of the unit adjacent to the entrance that retails fruit and vegetables so it is proven that linked trips to the site can occur and the uses would be appropriate. The inclusion of a car wash within the curtilage of a garden centre is commonplace nationally and indeed such a car wash operates at Dobbies Garden Centre at Orton Grange.

- 6.11 The proposal is a commercial enterprise, located in a rural location. The proposal would offer limited social benefits by virtue of a service which is utilised by the local community, whilst job creation would also occur, an economic benefit. The stated number of jobs that would be created is two full time and six part time roles. In this regard, the proposal is considered to be of benefit to the rural economy and can be supported in principle in respect of the NPPF and Policy EC11 of the local plan.

## **2. Foul Water Drainage**

- 6.12 Paragraph 170(e) of the NPPF states that:

*“Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;”*

- 6.13 In Paragraph: 016 Reference ID: 34-016-20140306 of the Waste Supply, Wastewater And Water Quality section of the PPG, it advises on assessing impacts on water quality and states:

*“Where water quality has the potential to be a significant planning concern an applicant should be able to explain how the proposed development would affect a relevant water body in a river basin management plan and how they propose to mitigate the impacts. Applicants should provide sufficient information for the local planning authority to be able to identify the likely impacts on water quality. The information supplied should be proportionate to the nature and scale of development proposed and the level of concern about water quality.*

*Where it is likely a proposal would have a significant adverse impact on water quality then a more detailed assessment will be required. The assessment should form part of the environmental statement, if one is required because of a likely significant effect on water.*

*When a detailed assessment is needed, the components are likely to include:*

- the likely impacts of the proposed development (including physical modifications) on water quantity and flow, river continuity and groundwater connectivity, and biological elements (flora and fauna).*
- how the proposed development will affect measures in the river basin management plan to achieve good status in water bodies*
- how it is intended the development will comply with other relevant regulatory requirements relating to the water environment (such as those relating to bathing waters, shellfish waters, freshwater fish and drinking water) bearing in mind compliance will be secured through the Environment Agency’s permitting responsibilities.”*

- 6.14 Policies IP6 and CC5 of the local plan also requires that appropriate foul and surface drainage measures are incorporated within any development.
- 6.15 The applicant proposes to install a filtration unit that captures the foul and surface water run-off, through a sludge trap and into a reservoir. The water would then be recycled and then reused at the car wash.
- 6.16 The parish council main their objection to the application raising concerns seeking further clarification about the filtration unit and that calculations for the potential effect of surfactant spillage on the attenuation pond be made available. Additionally, the parish council are concerned about the storage of large scale drums of detergent on site urging that a condition be applied to ensure that a limit be placed upon the quantity of detergents etc. that may be stored on site at any time in order to mitigate the effects of leakage or malicious damage.
- 6.17 Members will note that neither the Lead Local Flood Authority or the Environment Agency (EA) has raised an objection with the latter suggesting that a condition is imposed requiring the submission of further details. The EA has commented that:

*“The proposal will require an environmental permit for the trade discharge of foul drainage to surface water. Such a permit is likely to include numeric limits for Suspended Solids (SS) and Biological Oxygen Demand (BOD). The Environment Agency considers that the proposal as submitted would not be able to meet the likely stringent permit requirements for BOD, and an alternative system should include biological treatment to reduce the BOD.”*

- 6.18 To determine whether a permit may be granted, confirmation needs to be provided in respect of the settlement and the subsequent biological treatment of the wash water. The applicant has advised that the supplier of the filtration unit will not provide any further technical information in respect of the information required by the EA until such time as planning permission is in place which results in a stalemate.
- 6.19 The EA has confirmed in separate correspondence that the no fundamental objection is raised subject to the imposition of a condition so that they could be confident the scheme could satisfy their permit requirements. Again, no objection is raised and a condition is included with the draft decision notice requiring the submission of further details. If these details are not submitted or are inadequate, by default the development fails and cannot be implemented. The permitting process required by the EA is a separate legislative process to that of the planning application.
- 6.20 In respect of the concerns raised by the parish council in terms of the amount and storage of chemicals and detergents, it is recommended that an additional condition is imposed requiring the submission of a management plan that would detail the type, amount and method of storage of these on site.

### **3. Design And Impact On The Character And Appearance Of The Area**

- 6.21 Adopted policies require that development is appropriate, in terms of quality, to that of the surrounding area. Proposals should, therefore, incorporate high standards of design including care in relation to siting, scale, use of materials and landscaping that respects and, where possible, enhances the distinctive character of townscape and landscape. This is reflected in Policy SP6 of the local plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and making use of appropriate materials and detailing.
- 6.22 The development would be within the context of the site and the structures would be well-related to the existing buildings. The scale, design and use of materials of the proposals are considered to be appropriate in the context of the site, its surroundings and overall character of the area and is acceptable in this regard.

### **4. The Impact Of The Development On The Character And Setting Of The Grade II Listed Building**

- 6.23 Paragraph 7 of the NPPF states that:
- “The purpose of the planning system is to contribute to the achievement of sustainable development”.*
- 6.24 Pursuing sustainable development involves protecting and enhancing the historic environment (paragraph 8).
- 6.25 Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect of listed buildings. Accordingly, considerable importance and weight should be given to the desirability of preserving listed buildings and their settings when assessing this application. If the harm is found to be less than substantial, then any assessment should not ignore the overarching statutory duty imposed by section 66(1).
- 6.26 Paragraph 195 of the NPPF states that local planning authorities should refuse consent for any development which would lead to substantial harm to or total loss of significance of designated heritage assets. However, in paragraph 196, the NPPF goes on to say that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.27 Policy HE3 of the local plan also indicates that new development which adversely affects a listed building or its setting will not be permitted. Any harm to the significance of a listed building will only be justified where the public benefits of the proposal clearly outweighs the significance.
- i) the significance of the heritage asset and the contribution made by its setting



- 6.28 Houghton Hall is Grade II listed and is located approximately 130 metres to the west of the application site.
- ii) the effect of the proposed development on the settings of the Grade II listed buildings
- 6.29 Historic England has produced a document entitled 'Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets' (TSHA).
- 6.30 The TSHA document and the NPPF make it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive and negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 6.31 The NPPF reiterates the importance of a setting of a listed building by outlining that its setting should be taken into account when considering the impact of a proposal on a heritage asset (paragraph 195). However, in paragraph 196, the NPPF goes on to say that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 6.32 Section 66 (1) requires that development proposals consider not only the potential impact of any proposal on a listed building but also on its setting. Considerable importance and weight needs to be given to the desirability of preserving the adjoining listed buildings and settings when assessing this application. If the harm is found to be less than substantial, then any assessment should not ignore the overarching statutory duty imposed by section 66(1).
- 6.33 The site would be separated from the listed building by distance and the intervening garden centre. As such, it is considered that the proposal (in terms of its location, scale, materials and overall design) would not be detrimental to the immediate context or outlook of the aforementioned adjacent listed building.

## **5. The Impact Of The Development On Hadrian's Wall Buffer Zone**

- 6.34 Although not part of the Hadrian's Wall Vallum, the site is within the buffer zone of Hadrian's Wall Military Zone World Heritage Site where policies require that proposals for development which would have an unacceptable impact on the character and/or setting of the World Heritage Site will not be permitted. Development within or adjacent to existing settlements, established farmsteads and other groups of buildings will be permitted, where it is consistent with other policies of this plan, providing that the proposal reflects the scale and character of the existing group of buildings and there is no unacceptable adverse effect on the character and/or appearance of the

Hadrian's Wall Military Zone World Heritage Site.

- 6.35 On the basis of the details submitted, neither Historic England or the Historic Environment Officer at Cumbria County Council have raised any objection.

## **6. Biodiversity**

- 6.36 Planning Authorities in exercising their planning and other functions must have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). Such due regard means that Planning Authorities must determine whether the proposed development meets the requirements of Article 16 of the Habitats Directive before planning permission is granted. Article 16 of the Directive indicates that if there is reasonable likelihood of a European protected species being present then derogation may be sought when there is no satisfactory alternative and that the proposal will not harm the favourable conservation of the protected species and their habitat.
- 6.37 The Councils GIS Layer has identified that the site has the potential for protected species to be present on or in the vicinity of the site. As the proposed development would be located adjacent to existing buildings, situated over an area of hardstanding, it is not considered that the development would harm a protected species or their habitat. In addition, the condition requiring the submission and agreement of the drainage scheme should ensure the protection of biodiversity in nearby bodies of water. An Informative would be included within the decision notice ensuring that if a protected species is found all work must cease immediately and the local planning authority informed.

## **7. Impact On Neighbouring Amenity**

- 6.38 Planning policies require that development proposals should not adversely affect the living conditions of occupiers of residential properties by virtue of inappropriate development, scale or visually intrusive.
- 6.39 Two Hands lies approximately 80 metres to the south of the application site, with the curtilage boundary adjoining the site. The hours of use proposed are listed as 9am to 6pm Mondays to Saturdays, and 10.30am to 4.30pm Sundays and these hours would be conditioned as part of any approval granted.
- 6.40 Given the existing use of the site, the physical relationship of the neighbouring properties together with the proximity to the A689 and the buffer created by the proposed erection of a 1.8 metre high fence, the occupiers of the neighbouring property would not suffer from an unreasonable loss of daylight or sunlight and due to the siting, scale and design of the property the development would not be over-dominant. Moreover, the operation of the site would not result in significant levels of noise or disturbance.

## **8. Highway Safety And Access**

- 6.41 Planning policies generally require that development proposals do not lead to an increase in traffic levels beyond the capacity of the surrounding local highway and provide adequate parking facilities.
- 6.42 Cumbria County Council as the Highway Authority has assessed the application and confirmed that the use of the existing access and relationship with the car park is acceptable and therefore raise no objection. On this basis the proposal does not raise any highway issues and is acceptable.

### **Conclusion**

- 6.43 It is considered that the principle of development is acceptable in this location and would provide limited social benefits by virtue of a service which is utilised by the local community, as well as wider job creation, an economic benefit. The proposal would not have a detrimental impact on the character or appearance of the area or the nearby listed building.
- 6.44 The site is detached from the nearby residential property and through its use and subject to the imposition of conditions, the development would not result in a nuisance to the occupiers of this property.
- 6.45 Conditions are also imposed in respect of the foul water run-off and the storage of detergents and chemicals on the site. The proposal would not raise any biodiversity or highway issues and in all aspects, the proposal is acceptable in terms of the NPPF and the development plan policies.

## **7. Planning History**

- 7.1 Prior to the submission of the original application for the Garden Centre in 2003, there had been no previous comparable application in relation to the application site as a whole. However, in March 2003 Outline Planning Consent was refused for the erection of a single dwelling within the walled garden associated with Houghton Hall for the following reason:

*"The proposed site lies in a location outside the established and defined limits of any settlement or focus of significant residential development and, if permitted, would detract from planning policies aimed at concentrating new residential development in the rural area within those settlements that fulfil a rural service role. Approval of the proposed development would thus conflict with the provisions of Policy H5 of the Carlisle District Local Plan and the associated Interim Housing Policy Statement (2002)."*

- 7.2 In 2003, full planning permission was granted for the garden centre with related visitor attraction, car parking etc (application reference 03/1024).
- 7.3 In 2005, full planning permission was granted for a revised application for the above garden centre (application reference 05/0477).
- 7.4 In 2006, full planning permission was granted for the extension of retail floor

space by the installation of 650 square metres mezzanine floor (application reference 06/0247).

- 7.5 Also in 2006, advertisement consent was granted for the display of illuminated and non-illuminated signage (application reference 06/0782).
- 7.6 Again in 2006, an application for the variation of planning condition no.12, ref no 05/0477 to allow the display of garden buildings, greenhouses, gazebos, summer houses together with sales office outwith the areas identified within the planning permission was withdrawn (application reference 06/1193).
- 7.7 This application was subsequently re-submitted and refused under planning reference 07/0231.
- 7.8 Also in 2007, full planning permission was granted for the temporary siting of a marquee over external seating area (application reference 07/0925).
- 7.9 In 2011, advertisement consent was granted for replacement of existing signage at the entrance to garden centre (application reference 11/0777).
- 7.10 In 2016, full planning permission was granted for erection of timber building adjacent to entrance of garden centre for the sale of fruit and vegetables (application reference 16/0485).
- 7.11 Also 2016, an application for the creation of a hand car wash with package recycling system was withdrawn (application reference 16/0486).
- 7.12 Again in 2016, an application to discharge condition 3 (materials) attached to planning approval 16/0485 was granted (application reference 16/0896).
- 7.13 Earlier this year, an application for siting of hand car wash and valet facility including canopy and portable office store building was withdrawn (application reference 18/0363).
- 7.14 A further application for the display of 1no. non illuminated menu board sign and 1no. free standing direction sign was also withdrawn (application 18/0364).
- 7.15 There is currently an application pending a decision for the display of non-illuminated menu board sign and 1no. free standing directional sign (revised application) (application reference 18/0892).

## **8. Recommendation: 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 development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the Planning Application Form received 1st October 2018;
2. the Location Plan received 1st October 2018;
3. the Site Layout Plan received 7th March 2019;
4. the Floor Plan received 11th March 2019;
5. the Elevations received 11th March 2019;
6. the Cantilever Canopy General Arrangement received 11th March 2019;
7. the Cantilever Canopy Post Arrangement received 11th March 2019;
8. the Background Planning Statement received 1st October 2018;
9. the Notice of Decision;
10. any such variation as may subsequently be approved in writing by the local planning authority.

**Reason:** To define the permission.

3. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented in accordance with the approved details and shall not be altered unless otherwise agreed in writing by the local planning authority.

**Reason:** To ensure a satisfactory form of development and to prevent foul water entering nearby water courses which would result in their deterioration and inhibit their recovery in accordance with the National Planning Policy Framework, National Planning Practice Guidance and Policy IP6 of the Carlisle District Local Plan 2015-2030.

4. No construction work associated with the development hereby approved shall be carried out before 0900 hours or after 1800 hours Monday to Saturdays and 1030 hours and 1630 hours on Sundays.

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

5. No music or other amplified sound generated on the premises shall be audible at the boundary of any adjacent residential building such as to constitute a statutory nuisance.

**Reason:** To ensure that noise which may emanate from the development is compatible with the existing noise levels in the area and does not lead to undue disturbance to adjoining occupiers in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

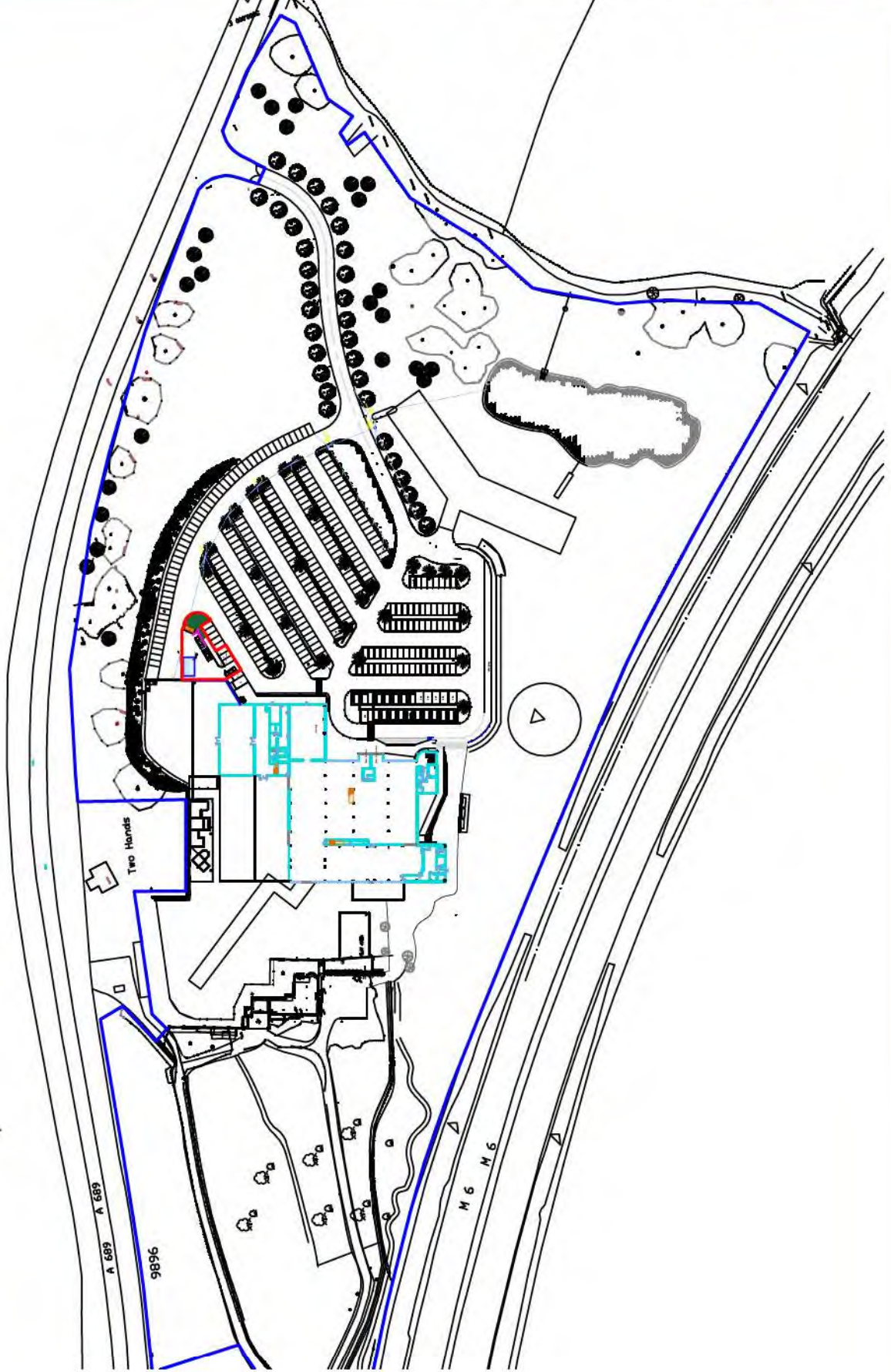
6. No pressure washers, power washers or similar motorised/ powered equipment or cleaning equipment, shall be used on site as part of the operations of the development hereby permitted.

**Reason:** To ensure that noise which may emanate from the development is compatible with the existing noise levels in the area and does not lead to undue disturbance to adjoining occupiers in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

7. Prior to the development being brought into use, a Management Plan shall be submitted to and approved in writing by the local planning authority. The Management Plan shall provide details of the amount and type of chemicals and detergents to be stored on site together with procedures for the safe management of their storage. The development shall then be undertaken in accordance with the approved details.

**Reason:** To ensure a satisfactory form of development and to protect nearby water courses in accordance with the National Planning Policy Framework, National Planning Practice Guidance and Policy IP6 of the Carlisle District Local Plan 2015-2030.

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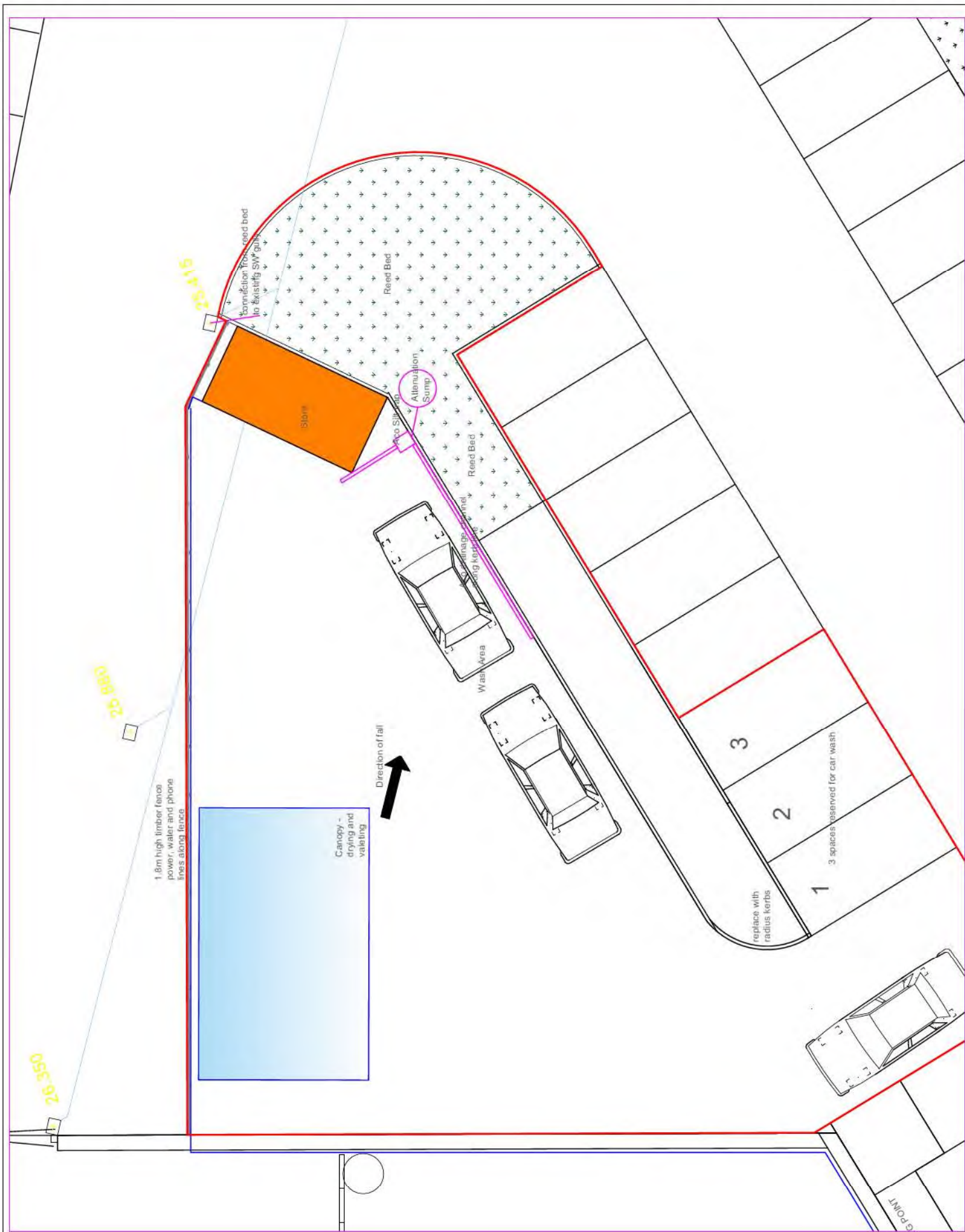
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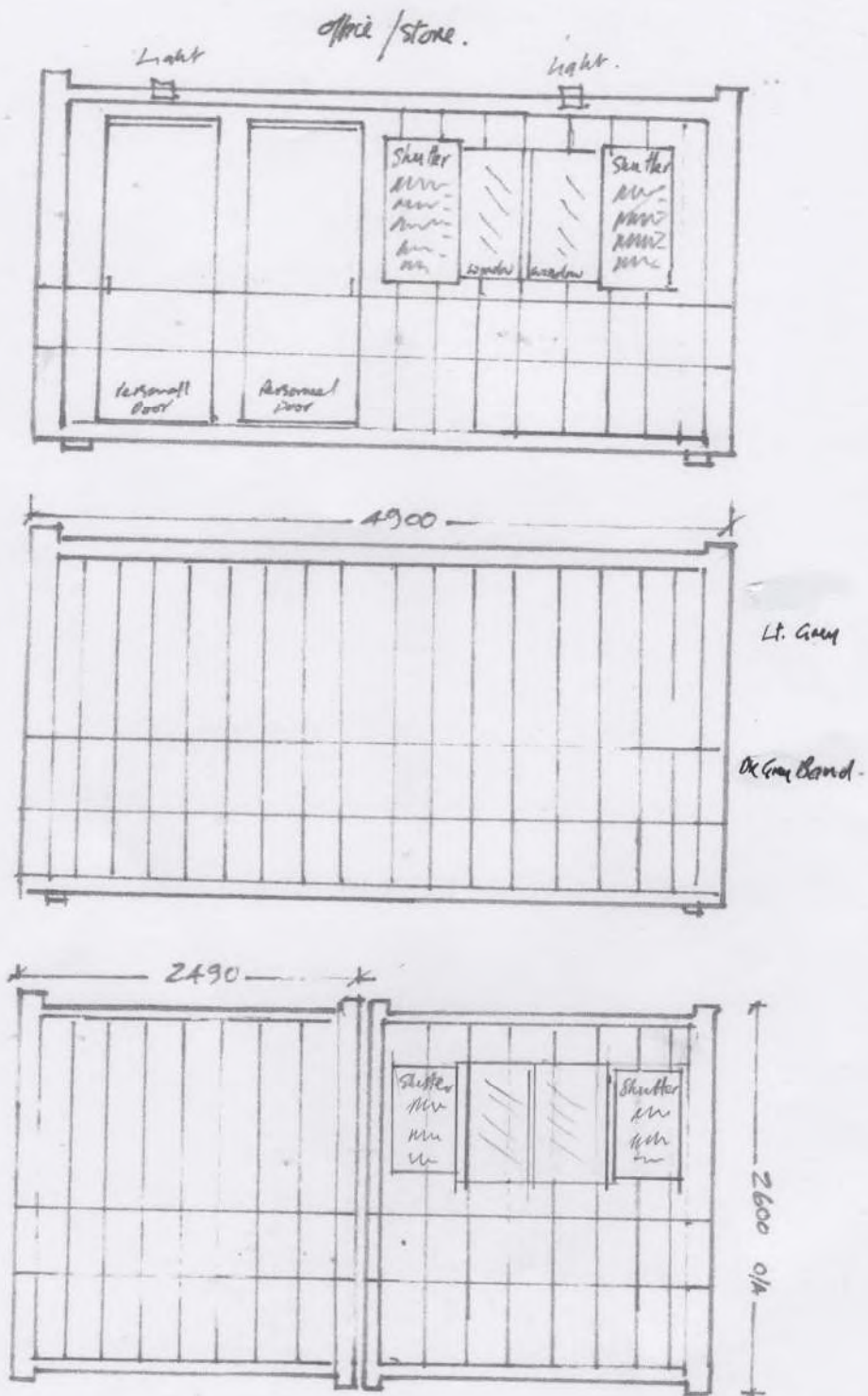
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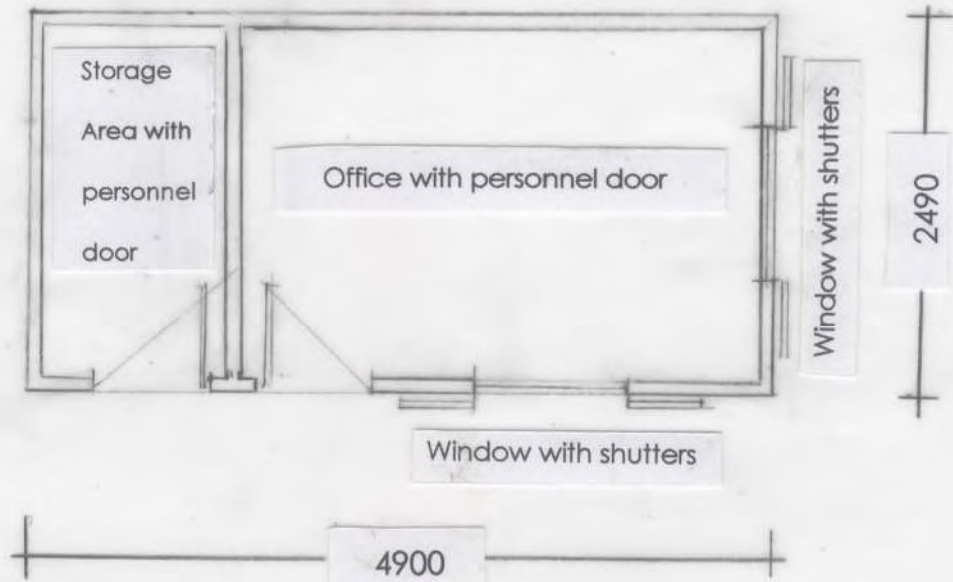


# Handy Andy Car Wash



Scale 1:50

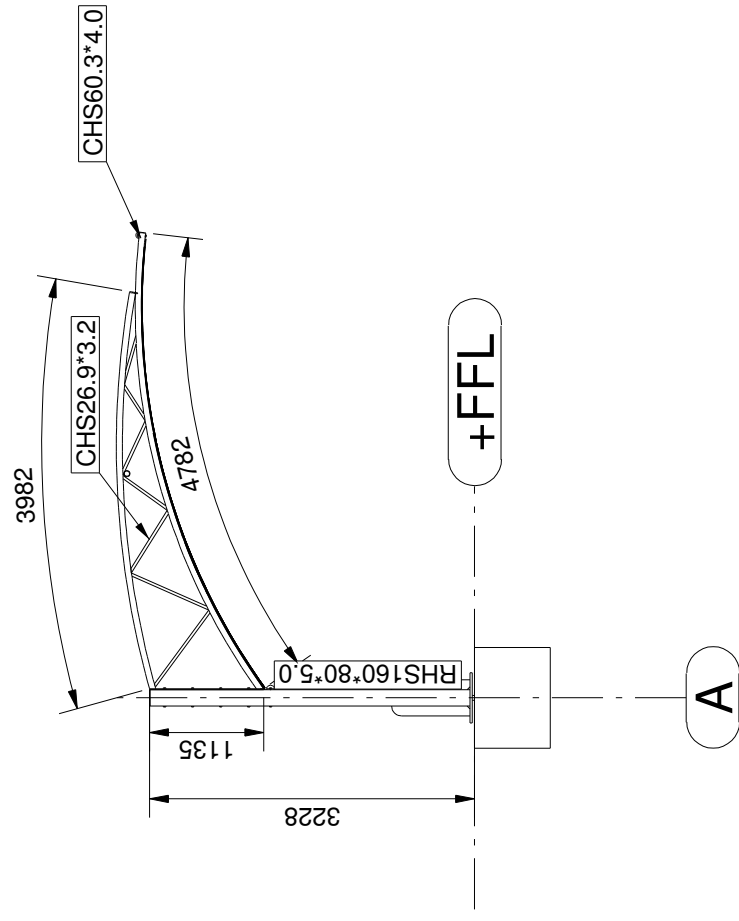
# Handy Andy Car wash



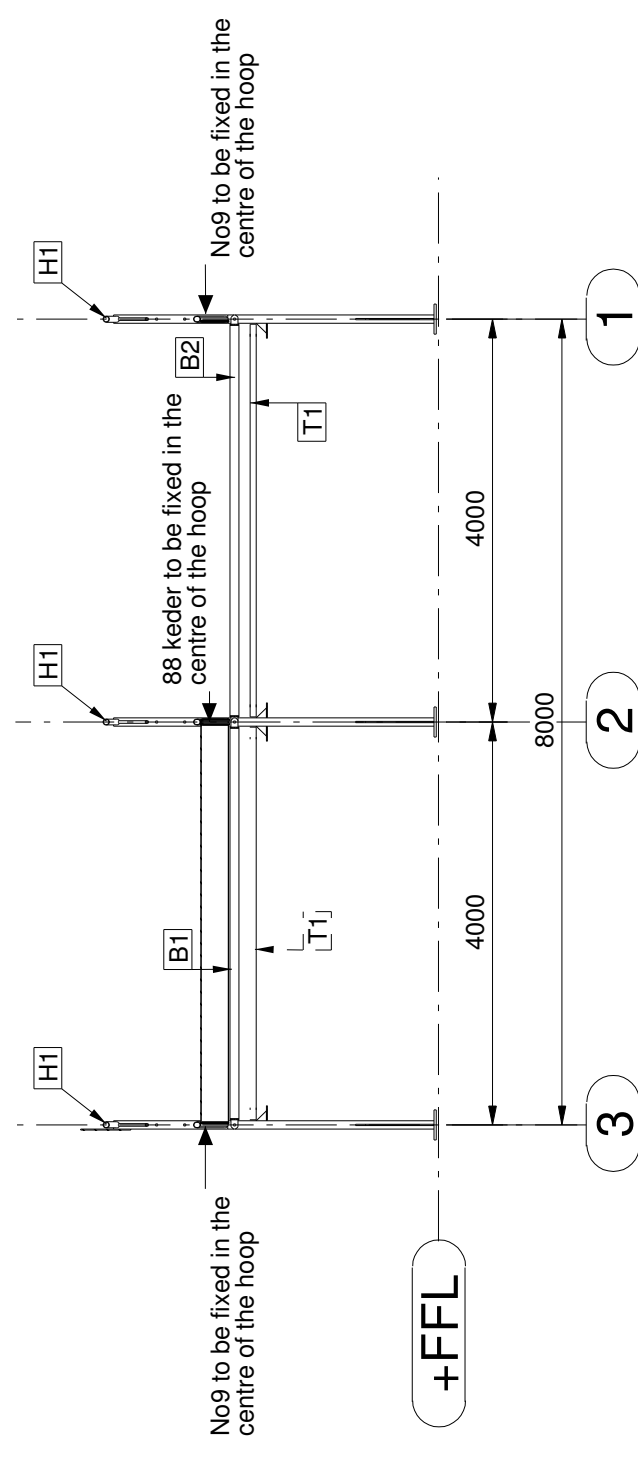
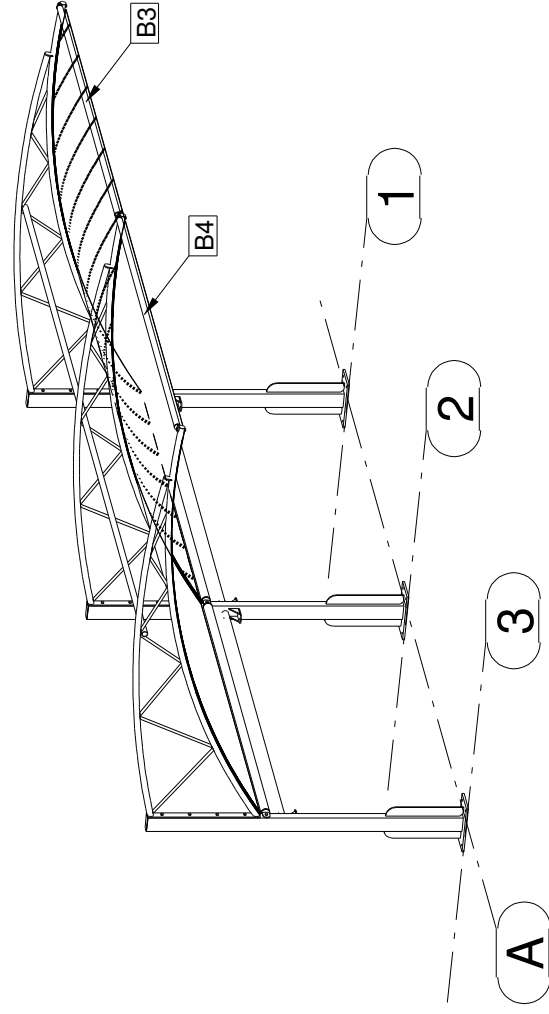
Floor Plan for Office/Store

Scale 1:50

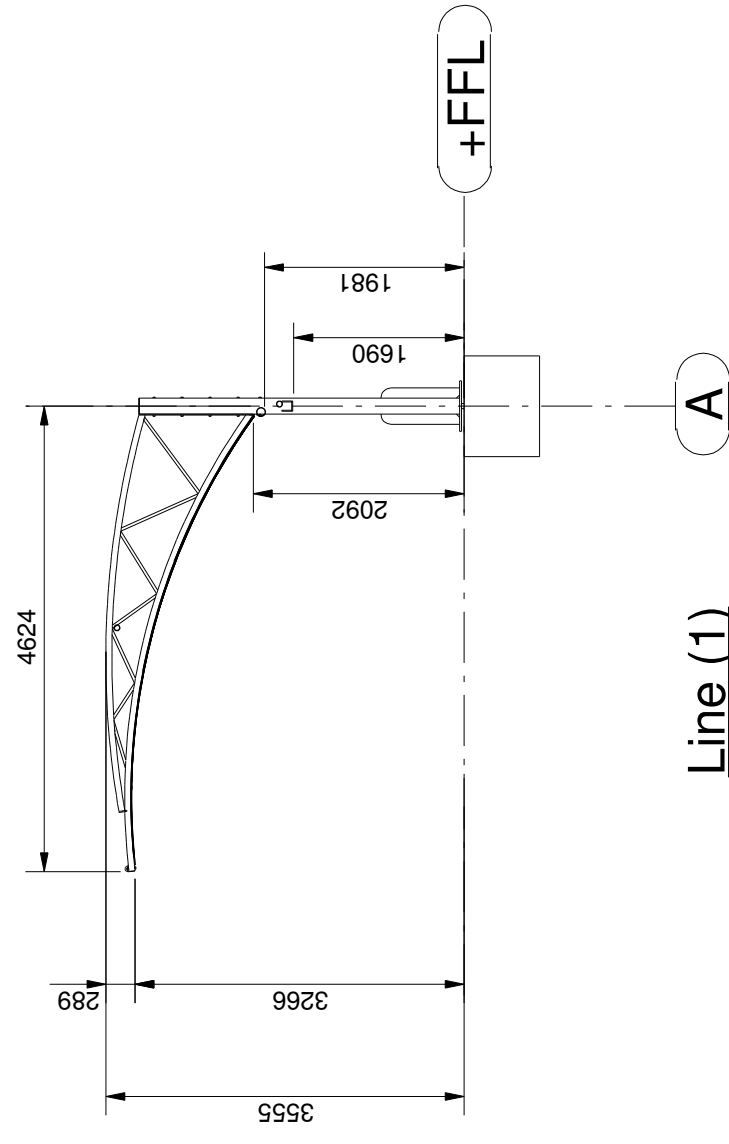
01.04.2013 v 2.




Line (3)



Line (A)



Line (1)

REV MARK	REVISION DESCRIPTION	REVISION DATE														
	<div></div> <div><p><b>NATIONAL STRUCTURES</b> <b>4 CABLE COURT</b> <b>PITTMAN WAY</b> <b>PRESTON</b></p><p>PR2 9YW TEL: 01772 799200 FAX: 01772 799250</p></div>	<table><tr><td colspan="2">Client: <b>Handy Andy Car Wash</b></td></tr><tr><td colspan="2">PROJECT: <b>Canilever Canopy</b></td></tr><tr><td>TITLE: <b>General Arrangement</b></td><td>SCALE: <b>1:75</b></td></tr><tr><td>DRAWN <b>WS</b></td><td>DATE DRAWN: <b>16.07.2013</b></td></tr><tr><td colspan="2">DATE CHECKED:</td></tr><tr><td>Job. No: <b>5240</b></td><td>DRG. No: <b>GA1012</b></td></tr><tr><td colspan="2">REVISION</td></tr></table>	Client: <b>Handy Andy Car Wash</b>		PROJECT: <b>Canilever Canopy</b>		TITLE: <b>General Arrangement</b>	SCALE: <b>1:75</b>	DRAWN <b>WS</b>	DATE DRAWN: <b>16.07.2013</b>	DATE CHECKED:		Job. No: <b>5240</b>	DRG. No: <b>GA1012</b>	REVISION	
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