

SCHEDULE A: Applications with Recommendation

18/0911

Item No: 02

Date of Committee: 23/11/2018

Appn Ref No:
18/0911

Applicant:
Carlisle City Council

Parish:
Carlisle

Agent:
Gerald Eve LLP

Ward:
Castle

Location: The Sands Centre, The Sands, Carlisle, CA1 1JQ

Proposal: Erection Of Temporary Ancillary Entertainment And Administration Facilities And Associated Works To Facilitate The Demolition And Construction Phases Associated With The Redevelopment Of The Sands Centre

Date of Receipt:
15/10/2018

Statutory Expiry Date
10/12/2018

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

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

2. Main Issues

- 2.1 Principle Of Development
- 2.2 Whether The Scale And Design Is Acceptable
- 2.3 Flood Risk
- 2.4 Impact On Listed Buildings
- 2.5 Impact On Conservation Areas
- 2.6 Impact On The Living Conditions Of The Occupiers Of Neighbouring Properties
- 2.7 Impact on Existing Trees
- 2.8 Biodiversity
- 2.9 Highway Matters
- 2.10 Drainage Matters
- 2.11 Archaeology
- 2.12 Security Issues
- 2.13 Ground Contamination
- 2.14 Public Rights of Way

3. Application Details

The Site

- 3.1 The Sands Centre covers an area of 2.1 hectares and consists of a large building and car parking. The eastern section of the building contains entertainment facilities, with the western section containing leisure facilities. The western section of the building is set back approximately 25m beyond the eastern section and has lower eaves and ridge heights, with the roof of this section containing solar panels. The building is constructed of brick, with areas of glazing and slate roofs, a number of which are prominent. A large internally illuminated LED sign, which advertises events at the Sands, is located on the western elevation.
- 3.2 A 277 space car park is located to the south of the building and this is accessed from Newmarket Street which links into Hardwicke Circus. The car park contains a number of trees and some landscaped areas. A staff car park (17 spaces) is also located to the east of the building.
- 3.3 A stone wall, stone piers and railings lie along the southern and part of the western site boundaries and these are Grade II Listed, with some landscaping and more modern railings also being present along the western site boundary. The northern and eastern site boundaries consist of brick walls which form part of the flood defences.
- 3.4 The site is bounded to the north by the River Eden, which is designated as a Site of Special Scientific Interest and a Special Area for Conservation. A public footpath/ cycleway, which is adjoined by a number of mature trees, runs between the back of The Sands and the River Eden. Rickerby Park lies on the northern side of the river and this is designated as a historic parkland. Rickerby Park lies within the Stanwix Conservation Area, the southern boundary of which adjoins the river.
- 3.5 The Swifts Car Park lies to the east of the Sands and this is separated from the site by a public footpath. The Turf Public House, which is a Grade II Listed Building, lies to the south-east of the site. Newmarket Road runs along the southern site boundary, beyond which lies the DFS furniture store.
- 3.6 Bridgewater Road, which leads to Eden Bridge, which is Grade I Listed, lies to the west of the application site. Bitts Park lies to the west of Bridgewater Road and this park lies within the City Centre Conservation Area.
- 3.7 The site is located on the edge of the City Centre and approximately 220m from the retail core. Pedestrian access to the site can be gained via an underpass that runs below Hardwicke Circus and links the site to the city centre and Bitts Park.
- 3.8 The site is located with Flood Zone 3 and benefits from flood defences.

The Proposal

- 3.9 An application has been submitted (18/0805) which is seeking planning permission to demolish the western part of the building, which contains the leisure facilities, and to replace this with a new extension. The adjoining entertainment facilities would be retained and would remain in operation during the demolition and construction works.
- 3.10 Temporary ancillary entertainment and administration facilities would, therefore, need to be provided during the demolition and construction works. This application is seeking planning for these temporary facilities.
- 3.11 The temporary facilities include a total of 620 sq m of floorspace comprising:
- Bar and meeting area
 - Toilet facilities
 - Accessible toilet facilities
 - Connecting canopy areas
 - Covered walkway
 - Office
 - Star dressing room
 - Container store
 - Generator store/compound
 - Bin store/ compound
 - Canoe store (relocation of existing)
- 3.12 The bar area (236 sq m) would be sited to the north of the entertainment building and would consist of a series of interconnected portacabins. A disabled access ramp would link the north elevation of the bar area with the riverside path to the rear of The Sands, with a further covered ramp providing access into the rear of the entertainment venue.
- 3.13 A canopy (116 sq m) would be attached to the eastern end of the bar area and this would provide access to a series of toilets, including accessible toilets. A covered ramp would provide access from the canopy to the main events building. A generator (40 sq m) and a bin store (14 sq m) would be provided in close proximity to the canopy.
- 3.14 A covered walkway (46 sq m) would be provided to the south of the main events buildings and this would provide access from the car park. An office building (23 sq m) would be located adjacent to the walkway. A star dressing room (26 sq m) would also be provided to the south of the building and this would have direct access into the dressing room area in the main building.
- 3.15 A container store (32 sq m) would be sited to the east of the building, with two existing canoe stores (30 sq m) being re-located to the north of the existing leisure facilities.
- 3.16 The proposed temporary facilities would be sited on areas of existing

hardstanding / car park and no ground works would be required (with the exception of those which might be required to make a new foul water connection).

- 3.17 The existing access to the Sands Centre Car Park via Newmarket Road would be closed during the construction works for the new leisure facilities. Access for the temporary buildings would be via the existing eastern access located on Swifts Bank. A barrier controlled temporary access would be created at the junction of Newmarket Road and Swifts Bank to enable service vehicles to access the site during the construction works. Servicing would continue to take place to the east of the events facility.
- 3.18 A total of 69 car parking spaces would be available at the Sands Car Park during the construction phase, if the temporary sports and entertainment facilities are provided. Further parking spaces would be made available at Swifts Bank car park, with other parking be available in existing city centre car parks.
- 3.19 Whilst this application is seeking a standard 3 year planning permission, it is anticipated that the accommodation would only be required for approximately 18 months in line with the projected demolition and construction programme. Following the completion of construction works associated with the main application, the temporary buildings would be removed and the application site would be reinstated in line with the main application.

4. Summary of Representations

- 4.1 This application has been advertised by means of the display of five site notices, press notices and notification letters sent to two neighbouring properties. No verbal or written representations have been made during the consultation period.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objections, subject to conditions (use of approved access; details of parking, turning, loading and unloading areas; details of surface water drainage scheme including future maintenance);

Environment Agency: - the development will not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere;

Local Environment, Waste Services: - as this is commercial waste, the applicant would have to seek their own private waste collection contract;

United Utilities: - no objections subject to conditions (foul drainage; details of surface water drainage scheme);

Cumbria County Council - (Archaeological Services): - no objections;

Natural England: - no objections, subject to appropriate mitigation being secured through conditions (foul and surface water drainage; protection of surface water drains);

Cumbria Wildlife Trust: - no comments received;

Local Environment - Environmental Protection: - no comments received;

Planning - Access Officer: - no objections;

Cumbria Constabulary - North Area Community Safety Unit: - has recommended a range of security measures that should be included;

Sport England North West: - no comments received;

Open Spaces Society: - no comments 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 are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP1, SP2, SP6, SP9, EC6, EC9, IP2, IP3, IP5, IP6, CC3, CC4, CC5, CM4, CM5, HE2, HE3, HE4, HE7, GI3, GI5 and GI6 of the Carlisle District Local Plan (CDLP) 2015-2030. The Supplementary Planning Documents Trees and Development and Designing Out Crime are also material planning considerations.
- 6.3 The proposal raises the following planning issues.
 1. Principle Of Development
- 6.4 The temporary facilities are proposed to support the continued operation of the Sands Centre's existing entertainment venue whilst the existing leisure and ancillary entertainment facilities are redeveloped subject to the approval of the main application.
- 6.5 The proposed temporary facilities are essential to ensure that customers of the Sands Centre have continued access to refreshments and toilet facilities during performances as well as providing adequate backstage and administrative facilities. Whilst it is recognised that the temporary facilities are not appropriate for long term/permanent use, they provide a suitable offer while the modernised leisure and ancillary facilities are being

completed.

- 6.6 The temporary buildings would be removed following completion and reopening of the Sands Centre and the site would be restored in line with the drawings submitted in support of the main application.
- 6.7 Policy EC6 indicates that new development for main town centre uses should be subject to sequential testing. However, in this instance, the floorspace proposed represents a significant reduction in the existing floorspace at the Sands Centre and would not result in any increased trade. Moreover, the Centre is likely to experience a reduction in trade during the demolition and construction phases. As such, it is not considered necessary to carry out a sequential assessment for the proposed development.
- 6.8 In light of the above, given the temporary nature of the facilities which are to support an existing operation, the proposal would be acceptable, in principle.

2. Whether The Scale And Design Are Acceptable

- 6.9 The proposal is seeking permission for a series of temporary buildings and structures, which would have a total floor area of 620 sq m. The bar area (236 sq m) and the adjoining canopy (116 sq m) which would provide access to the toilet facilities would be the largest structures. The bar area would have a maximum height of 2.6m with the canopy having a maximum height of 4.5m.
- 6.10 A covered walkway (46 sq m) would be provided to the south of the main events buildings and this would have a maximum height of 3.5m. An office building (23 sq m) would be located adjacent to the walkway and this would have a maximum height of 2.6m. A star dressing room (26 sq m) would also be provided to the south of the building and this would also have a maximum height of 2.6m.
- 6.11 A container store (32 sq m) would be sited to the east of the building, with two existing canoe stores (15 sq m each) being re-located to the north of the existing leisure facilities.
- 6.12 The buildings would be small in scale, when compared to the existing building and would largely been seen against the existing structure. Given the temporary nature of the buildings, the design of the buildings and the choice of materials is limited but given the scale of the buildings their impact would not be significant.
- 6.13 In light of the above, the scale and design of the proposals would be acceptable.

3. Flood Risk

- 6.14 Due to the site being located within Flood Zone 3 (benefiting from existing flood defences), the applicant has undertaken a Flood Risk Sequential Test for the redevelopment of the Sands Centre.

- 6.15 The development if proposed in isolation would need to carry out the sequential test in respect of flood risk (i.e. to assess whether other sites are available that can accommodate the development within a lower flood zone). In this instance, however, the proposal relates to the temporary provision of existing facilities during the construction period, rather than the creation of new permanent floorspace. Given the temporary facilities are linked to the continued operation of the existing entertainment venue, it would be unreasonable and impractical to expect the applicant to relocate the facilities to a site within a lower flood zone in this instance. There is, therefore, no requirement to undertake a sequential test in relation to this proposal.
- 6.16 As no exception test was required for the main application, as a result of the 'less vulnerable' land use proposed, there is no need to carry out an exception test in relation to this current proposal.
- 6.17 A detailed Flood Risk Assessment (FRA) has been submitted with the application. All of the temporary buildings and structures (with the exception of the canoe stores) would be protected by the existing flood defences and the overall risk of fluvial flooding to the site is considered to be low. The canoe stores would be located to the north (on the riverside) of the flood defences and would be vulnerable to flooding. Their use is, however, considered to be water compatible and their location would, therefore, be acceptable.
- 6.18 There is a residual risk of an exceedance event and in order to minimise any risks, the floor levels of the temporary structures would be raised. All of the temporary structures would need to be fixed to the ground to mitigate the risk of floating during an exceedance event. The canoe stores, which would be located beyond the flood defences, should encourage water ingress by providing holes in the sides of the containers.
- 6.19 In the event that defences are overtopped, there would not be a dry, safe egress route from the temporary facilities. The evacuation of people and vehicles would need to be managed through the existing Flood Warning and Evacuation Plan for The Sands, which would need to be updated to include the temporary facilities.
- 6.20 The Environment Agency (EA) has been consulted on the application. It is satisfied that the proposed development would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.
- 6.21 In light of the above, the proposal would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.

4. Impact On Listed Buildings

- 6.22 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. The aforementioned section states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

- 6.23 Policy HE3 of the adopted Local Plan seeks to ensure that Listed Buildings and their settings will be preserved and enhanced.
- 6.24 The walls, railings and piers which are located on the southern, and on part of the western, site boundary are Grade II Listed. Eden Bridge, which lies to the north west of the site is Grade I Listed, with the Turf Public House, which lies to the south east of the site being Grade II Listed. The Creighton Memorial, which lies within the centre of Hardwicke Circus is also Grade II Listed.
- 6.25 Development would lead to a change in the setting of the heritage assets identified above but their setting has already been significantly changed following: the demolition of the cattle market; the widening of Eden Bridge; the development of the Sands Centre; and the development of Hardwicke Circus, the Civic Centre and the DFS retail warehouse.
- 6.26 Given the temporary nature of the buildings and their small scale compared to the existing buildings and the building to be retained, any changes to the setting of the listed buildings/ structures would be minimal and would only be short term.

5. Impact On Conservation Areas/ Historic Parkland

- 6.27 The application site is located adjacent to the City Centre Conservation Area, the eastern boundary of which adjoins Bridgewater Road and the Stanwix Conservation Area, which incorporates Eden Bridge and Rickerby Park which lies on the opposite side of the River Eden to the Sands Centre. Rickerby Park is registered as historic parkland.
- 6.28 Section 72 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 to any buildings or land in a conservation area. The aforementioned section states that:

"special attention shall be paid to the desirability or preserving or enhancing the character or appearance of that area".

- 6.29 The aims of the 1990 Act are reiterated in both the NPPF, PPG and policies within the adopted Local Plan. Policy HE7 of the Local Plan advises that proposals should preserve or enhance the special character and appearance of conservation areas.
- 6.30 Case law (South Lakeland District Council v Secretary of State for the Environment (1992)) has established the principle that if development has a

neutral impact on a conservation area, in that it made no positive contribution but left it unharmed, it could properly be said to preserve the character and appearance of that area.

- 6.31 In relation to historic parkland, Policy HE4 states that proposals that harm the significance of a designated park and garden or its setting will not be permitted. Proposals should ensure that development does not detract from the enjoyment, layout, design character or appearance of that landscape, cause harm to key views from or towards these landscapes.
- 6.32 The proposed development would lead to a change in the setting of the heritage assets identified above but their setting has already been significantly changed following: the demolition of the cattle market; the widening of Eden Bridge; the development of the Sands Centre; and the development of Hardwicke Circus, the Civic Centre and the DFS retail warehouse.
- 6.33 The Sands building is clearly visible from the City Centre Conservation Area, which includes Bitts Park and from the Stanwix Conservation Area which includes Eden Bridge and Rickerby Park. The mature trees that lie to the north of the Sands Centre along the River Eden would be retained and these, and the retained events building, would screen the temporary buildings from Rickerby Park.
- 6.34 Given the temporary nature of the buildings and their small scale compared to the existing buildings and the building to be retained any changes to views into, and out of, the conservation areas/ historic parkland would be minimal and the proposal would preserve the setting of the City Centre and Stanwix Conservation Areas and Rickerby Park.

6. Impact On The Living Conditions Of The Occupiers Of Neighbouring Properties

- 6.35 The Sands Centre is adjoined by the Turf Public House and DFS retail warehouse. Neither of these uses would be adversely affected by the proposed temporary facilities.
- 6.36 The nearest residential properties would be located on Corporation Road and on Stanwix Bank. Use of the proposed temporary events facilities would result in limited crowd noise and associated tannoy announcements informing the audience of the commencement of a show (start and interval). The anticipated level of noise is expected to be minimal, and would be localised to the immediate vicinity of the temporary buildings to the rear of the Sands Centre. The noise from the traffic at Hardwicke Circus and on Eden Bridge and the surrounding road network would dominate any noise resulting from the use of the temporary events facilities.

7. Impact on Existing Trees

- 6.37 The application is accompanied by an Arboricultural Impact Assessment and an Arboricultural Method Statement. These state that no existing trees

would need to be removed to facilitate this proposal.

- 6.38 The retained trees in the vicinity of the temporary buildings would be protected during the construction works by tree protection fencing, that would comply with British Standards. This would ensure that there is no significant damage to the retained trees as a result of this proposal.

8. Biodiversity

- 6.39 A Preliminary Ecological Appraisal Report has been submitted in support of the main application. This confirms that there were no bats observed on the site during a series of surveys over the summer and no other protected species were identified nor any areas of sensitive habitat within the application site. Some ecological enhancements would be secured through conditions attached to the main application.
- 6.40 Natural England has been consulted on the application. It notes that the proposal is adjacent to the River Eden and without appropriate mitigation the application could have an adverse effect on the River Eden SSSI/ SAC.
- 6.41 In order to mitigate these adverse effects and make the development acceptable Natural England considers that the following mitigation measures should be secured: finalised foul and surface water drainage strategy; and the protection of surface water drains if there are plans to excavate and mix and pour concrete.
- 6.42 In response, the applicant has confirmed that: the temporary buildings would not have foundations; the only excavation works that might be required would relate to the installation of the new foul drainage connection, which would not be significant; any concrete mixing would be carried out off-site and delivered to the site pre-mixed; foul drainage would connect to the existing foul system; and there would be no increase in surface water discharge from the site given that the temporary buildings and structures would be sited on existing car parks.

9. Highway Matters

- 6.43 The application is accompanied by a Transport Assessment (TA). The TA notes that the provision of the temporary facilities along with the construction compound required to facilitate the main application would result in a net loss of 225 car parking spaces. As such, 69 parking spaces would be available to use at the Sands Centre while the temporary facilities are in operation. These would be supplemented by the adjacent Swifts Bank Car Park, which has a capacity of 188 spaces.
- 6.44 There are a number of other car parks within a ten minute walk of the site and these provide 1,242 additional car parking spaces. An assessment of the car parks has shown that they are likely to be able to adequately accommodate additional parking demand from the Sands Centre that would be generated by a sell out event.

- 6.45 The existing access to the Sands Centre Car Park via Newmarket Road would be closed during the construction works for the new leisure facilities. Access for the temporary buildings would be via the existing eastern access located on Swifts Bank. A barrier controlled temporary access would be created at the junction of Newmarket Road and Swifts Bank to enable service vehicles to access the site during the construction works. Servicing would continue to take place to the east of the events facility.
- 6.46 A trip generation study was undertaken as part of the TA. Trips generated by the development are ancillary to the events venue and would not, therefore, generate any additional trips to the site.
- 6.47 The Local Highways Authority has been consulted on the application and has confirmed that it has no objections to the proposal subject to the imposition of conditions. The use of the existing eastern access located on Swifts Bank to serve the temporary facilities would be acceptable. The proposed temporary access at the junction of Newmarket Road and Swifts Bank is acceptable in principle, however, a swept path analysis is required to ascertain if HGVs can enter and leave the site in a forwards gear without damaging any footways in the area. The proposed car parking provision would be acceptable, given the presence of car parks within the vicinity of the Sands Centre which will be able to accommodate the cars that will be displaced during the construction phase.
- 6.48 In light of the above, there are no transport grounds which would prevent the proposed development from being approved.

10. Drainage Matters

- 6.49 Two gravity foul connections are proposed for the temporary facilities. It is proposed to connect to the public gravity sewer to the north corner of the site via a new temporary connection point. The additional toilets would also have a separate gravity connection point to the public sewer.
- 6.50 The run-off from the existing events building would be retained unchanged and discharge to the existing network. The run-off from the roof areas of the proposed temporary buildings would be discharged via temporary connections to the existing on-site drainage system which is discharged into the River Eden.
- 6.51 The proposed temporary facilities would be located on areas of hardstanding which are mainly car parks. There would, therefore, be no increase in the volume of discharge to the river as a result of this development.
- 6.52 The Lead Local Flood Authority (LLFA) has been consulted on the application and has confirmed that it has no objections to the proposal subject to the imposition of conditions. This proposed surface water drainage is acceptable to the LLFA, as the existing drainage network has a working outfall into the River Eden and currently the surface water from the car park discharges via this method. Therefore, there would be no increase in the impermeable surfacing of the car park, so there will be no change in

the runoff / discharge into the River Eden as a result of the temporary facilities.

- 6.53 It is stated within the drainage strategy that the proposed layouts of the drainage system will be reviewed once a survey investigation on the existing private surface water network has been carried out. As a result of this the LLFA recommends that the imposition of conditions in order to scrutinise the final drainage layout / design. It is also noted that within the final drainage design, calculations should be provided to show that the development is not increasing flood risk on site and the drainage layout should show how the temporary facilities are linked to the outfall location.
- 6.54 In conclusion, the Lead Local Flood Authority considers the principles of the drainage proposal to be acceptable, subject to the imposition of a number of conditions.

11. Archaeology

- 6.55 No foundations are proposed for the temporary buildings. The only excavation works that might be required would be for the foul drainage connection to the existing foul sewer, which would not be significant. The County Archaeologist has confirmed that he has no objections to the proposals.

12. Security Issues

- 6.56 The Police Crime Prevention Design Advisor has been consulted on the application. He has recommended a number of measures that should be considered to reduce the risk of crime and these have been forwarded to the applicant for consideration.

13. Ground Contamination

- 6.57 Give that there would be no foundations and the only excavation works would be for a foul drainage connection to the existing foul sewer, the proposal would not have an impact on ground contamination.

14. Public Rights of Way

- 6.58 The Public Rights of Way Officer has been consulted on the application. He has confirmed that several public rights of way circle the Sands Centre buildings. The public footpaths must not be altered or obstructed before or after the development has been complete. If the paths are to be temporarily obstructed then a Temporary Closure will be required. An informative has been added to cover this issue.

Conclusion

- 6.59 In overall terms, the proposal would be acceptable in principle. The scale and design of the temporary buildings/ structures would be acceptable. The proposals would not have an unacceptable risk on flooding or exacerbate

flood risk elsewhere. The proposals would not have an adverse impact on heritage assets, on the occupiers of neighbouring properties, on biodiversity, on trees or on archaeology. The proposed parking and access arrangements and drainage would be acceptable. In all aspects, the proposal is compliant with the relevant national and local plan policies.

7. Planning History

- 7.1 There is an extensive planning history relating to the use of the site as a leisure centre/ entertainment venue.
- 7.2 In November 2010, planning permission was granted for proposed extension and refurbishment including demolition of existing gymnasium, to provide new public swimming pool, sports hall, gymnasium and educational facility with new hard and soft landscaping, revised car park layout and relocation of main vehicle access (10/0631).
- 7.3 In March 2012, planning permission was granted for the installation of a 30kw solar photovoltaic panel system on the roof (12/0106).
- 7.4 In August 2013, advertisement consent was granted for the display of 1no. internally illuminated LED sign (13/0419).

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 submitted planning application form received 8th October 2018;
 - 2. the Site Location Plan (drawing ref 17024-GT3-00-XX-DR-A-08-9210-S2-P02) received 8th October 2018;
 - 3. the Existing Site Layout (drawing ref 17024-GT3-00-XX-DR-A-08-9215-S2-P02) received 8th October 2018;
 - 4. the Existing Site Section A (drawing ref 17024-GT3-00-ZZ-DR-A-08-9220-S2-P02) received 8th October 2018;
 - 5. the Existing Site Section B (drawing ref 17024-GT3-00-ZZ-DR-A-08-9230-S2-P02) received 8th October 2018;
 - 6. the Existing Storage Containers (drawing ref 17024-GT3-00-ZZ-DR-A-08-9292-S2-P01) received 8th October 2018;
 - 7. the Proposed Block Plan (drawing ref 17024-GT3-00-XX-DR-A-08-9217-S2-P02) received 8th October 2018;
 - 8. the Proposed Roof Plan (drawing ref

- 17024-GT3-00-RF-DR-A-08-9200-S2-P02) received 8th October 2018;
9. the Proposed Site Section A (drawing ref 17024-GT3-00-ZZ-DR-A-08-9221-S2-P02) received 8th October 2018;
10. the Proposed Site Section B (drawing ref 17024-GT3-00-ZZ-DR-A-08-9231-S2-P02) received 12th November 2018;
11. the Proposed Event & Bar Canopy (drawing ref 17024-GT3-00-ZZ-DR-A-08-9290-S2-P01) received 8th October 2018;
12. the Proposed Covered Walkway (drawing ref 17024-GT3-00-ZZ-DR-A-08-9291-S2-P01) received 12th November 2018;
13. the Proposed Canoe Store (drawing ref 17024-GT3-00-ZZ-DR-A-08-9293-S2-P01) received 8th October 2018;
14. the Proposed Site Layout Plan (drawing ref 17024-GT3-00-XX-DR-A-08-9216-S2-P02) received 8th October 2018;
15. the Star Dressing Room Elevations and Plan (drawing ref DQ2690 Rev.D (GT3)) received 8th October 2018;
16. the Office Elevations and Plan (drawing ref DQ2690 Rev.D) received 8th October 2018;
17. the Bar Floor Plan and Elevations (drawing ref HD/10256/11) received 8th October 2018;
18. the Portaloo (Ladies) Elevations and Floor Plan (drawing ref PL202-W) received 8th October 2018;
19. the Portaloo (Gentlemen) Elevations and Floor Plan (drawing ref PL202-X) received 8th October 2018;
20. the Portaloo (Accessible) Elevations and Floor Plan (drawing ref PL101-A) received 8th October 2018;
21. the Lauralu Canopy Specification Document received 8th October 2018;
22. the Techramp - Example Ramp Detail received 8th October 2018;
23. the Flood Risk Assessment (ref 0040400) received 8th November 2018;
24. the Drainage Strategy (ref 0040400 Rev 00) received 9th October 2018;
25. the Transport Assessment (ref 0040400) received 8th October 2018;
26. the Arboricultural Impact Assessment received 8th October 2018;
27. the Arboricultural Impact Assessment Tree Protection (drawing ref AIA TPP) received 8th October 2018;
28. the Arboricultural Method Statement received 8th October 2018;
29. the Arboricultural Method Statement Tree Protection Plan (drawing ref AMS TPP) received 8th October 2018;
30. the Notice of Decision; and
31. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The applicant shall notify the Local Planning Authority of the date at which the first of the temporary buildings hereby approved are located on the site. The buildings shall be removed and the land restored in line with the drawings submitted in support of the application 18/0805 within 3 years of

this date or when the works are complete and the sports and leisure facilities at the Sands Building are back in use whichever is the sooner.

Reason: To ensure that the temporary buildings are removed from the site when they are no longer required.

4. For the duration of the development, tree protection fencing shall be erected and retained in accordance with the details contained in the Arboricultural Method Statement Tree Protection Plan (Dwg No. AMSTPP, received 8th October 2018). The Authority shall be notified at least seven days before work starts on site so that barrier positions can be established. 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 GI6 of the Carlisle District Local Plan 2015-2030.

5. No clearance of vegetation 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 features of recognised nature conservation importance, in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

6. No construction work associated with the development hereby approved shall be carried out before 07.30 hours or after 18.00 hours Monday to Friday, before 07.30 hours or after 13.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

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

7. Foul and surface water drainage shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

8. Prior to the commencement of 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 Assessment & Drainage Statement dated August 2018 proposing surface water discharging to the River Eden.

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.

9. No development shall commence until details to confirm the design of the surface water drainage system will mitigate any negative impact of surface water from the development on flood risk outside the development boundary have been agreed in writing with the local planning authority. The development shall then be undertaken in strict accordance with the approved details.

Reason: To safeguard against negative impact outside the development boundary to people and property.

10. 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.

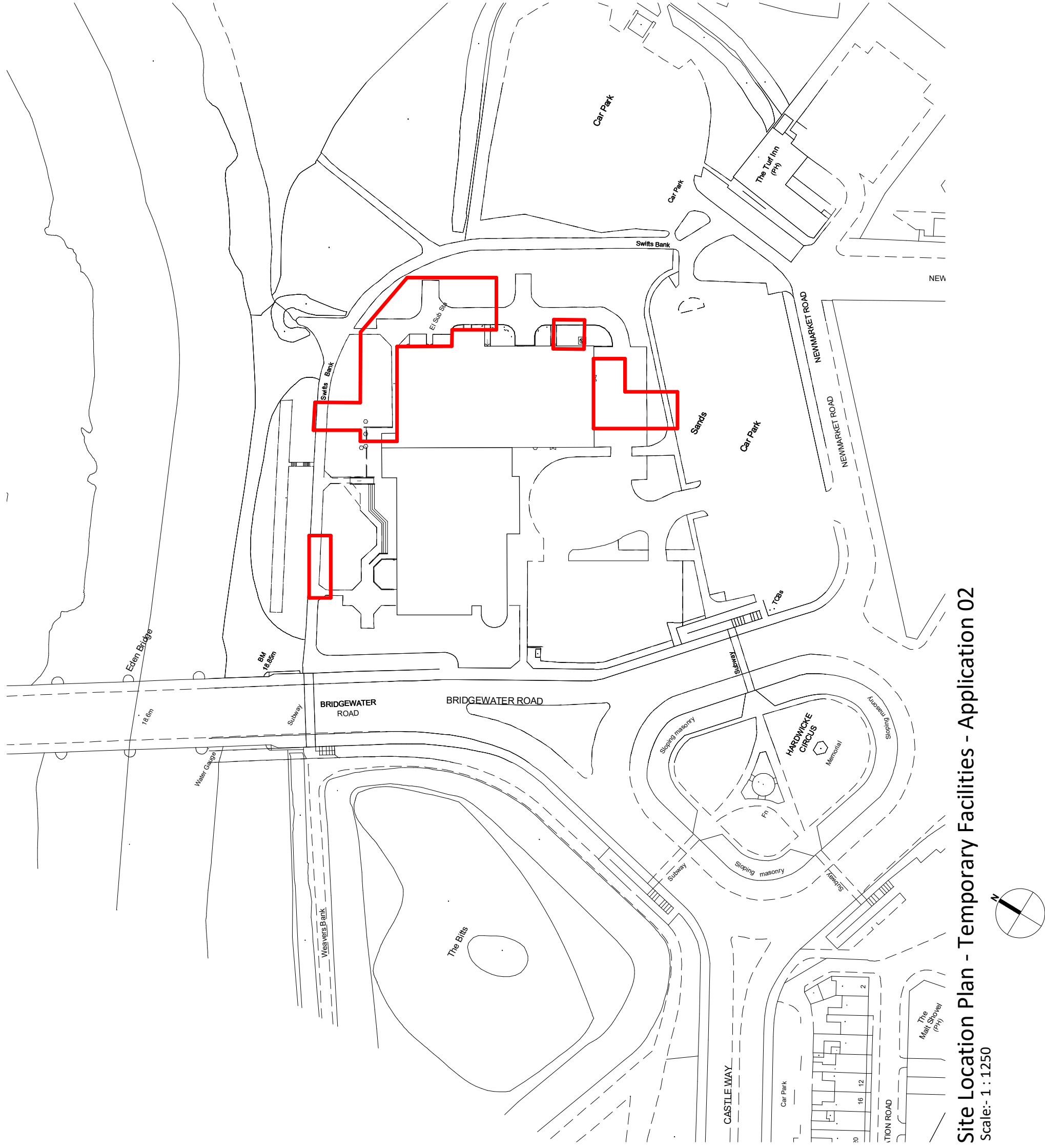
11. Details showing the provision of a vehicle turning space within the site, which allows vehicles visiting the site to enter and leave the highway in a forward gear, shall be submitted to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the turning space constructed. The turning space shall not thereafter 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 & 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 all vehicles can be properly and safely

accommodated clear of the highway and to support Local
Transport Plan Policies LD7 & LD8.



This information has been based upon information supplied by third parties and as such its accuracy cannot be guaranteed. All features are approximate and subject to clarification.

Do not scale this drawing. Use figured dimensions in all cases. Check all dimensions on site. Report any discrepancies to G13 Architects before proceeding.

NOTE:

Red line indicates application site area

P02	Planning Submission	04/10/18	SSe
P01	First Issue	27/09/18	SSe
Rev	Description	Date	Rev. By

Planning	Carlisle City Council The Sands Leisure Centre Newmarket Rd, Carlisle CA1 1JQ
----------	---

Temporary Facilities - Application 02 - Site Location Plan
GT3 JOB NO: 17024
PROJECT ORIGINATOR VOLUME LEVEL TYPE HOLE CLASS NUMBER SAFETY REGION
DWG NO: 17024-GT3-00-XX-DR-A-08-9210-S2-P02
SCALE: 1:1250 @A3
DRAWN BY: SSe
CHECKED BY: PRa

DO NOT SCALE
ALL DIMENSIONS TO BE VERIFIED ON SITE



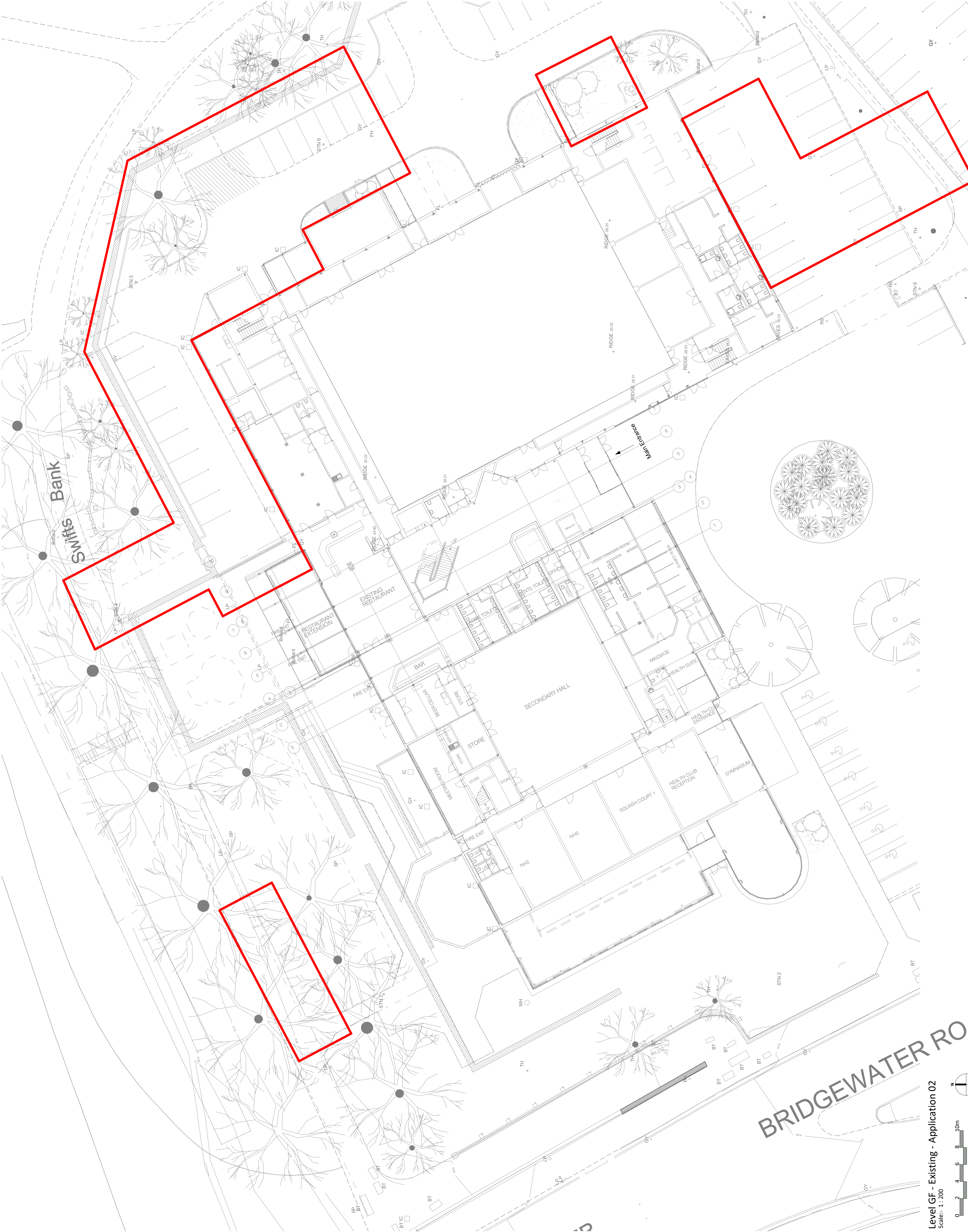
2nd Floor, TWO
Jesmond Three Sixty
Newcastle Upon Tyne
NE2 1DB
t 0191 2817700
info@at3architects.com

Stanford House
19 Castle Gate
Nottingham
NG1 7AQ
t 0115 9470900
www.cs3architects.com

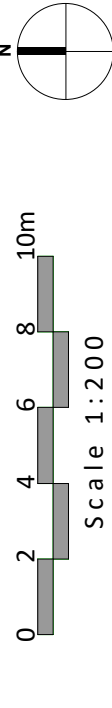
This information has been based upon information supplied by third parties and is as such not guaranteed. GT3 Architects are not responsible for any errors or omissions in this information. Do not scale this drawing. Use figure dimensions in all cases. Do not use this drawing for any other purpose without the written consent of GT3 Architects. Do not use this drawing for any other purpose without the written consent of GT3 Architects.

NOTE:
Red line indicates application site area

P02	Planning Submission	04/10/18	Site
P01	Final Scheme	21/08/18	Site
Rev	Description	Date	Rev. By
Planning			
Carlisle City Council			
The Sands Leisure Centre			
Newmarket Rd, Carlisle CA1 1JQ			
Temporary Facilities - Application 02 - Existing Site Plan			
GT3.08.00.17024			
DWG NO: 17024-GT3.00-XX-DR-A-08-92715-S2-P02			
SCALE: As indicated @A1			
CHECKED BY: PFB			
DO NOT SCALE ALL DIMENSIONS TO BE VERIFIED ON SITE			
GT3 ARCHITECTS			
2nd Floor, TWO Sunderland Three Storey Newmarket Road NE2 1JQ 1 0191 281 7700 info@gt3architects.com			
Standard House 18 Castle Gate Newmarket Road NE2 1JQ 1 0191 281 7700 www.gt3architects.com			



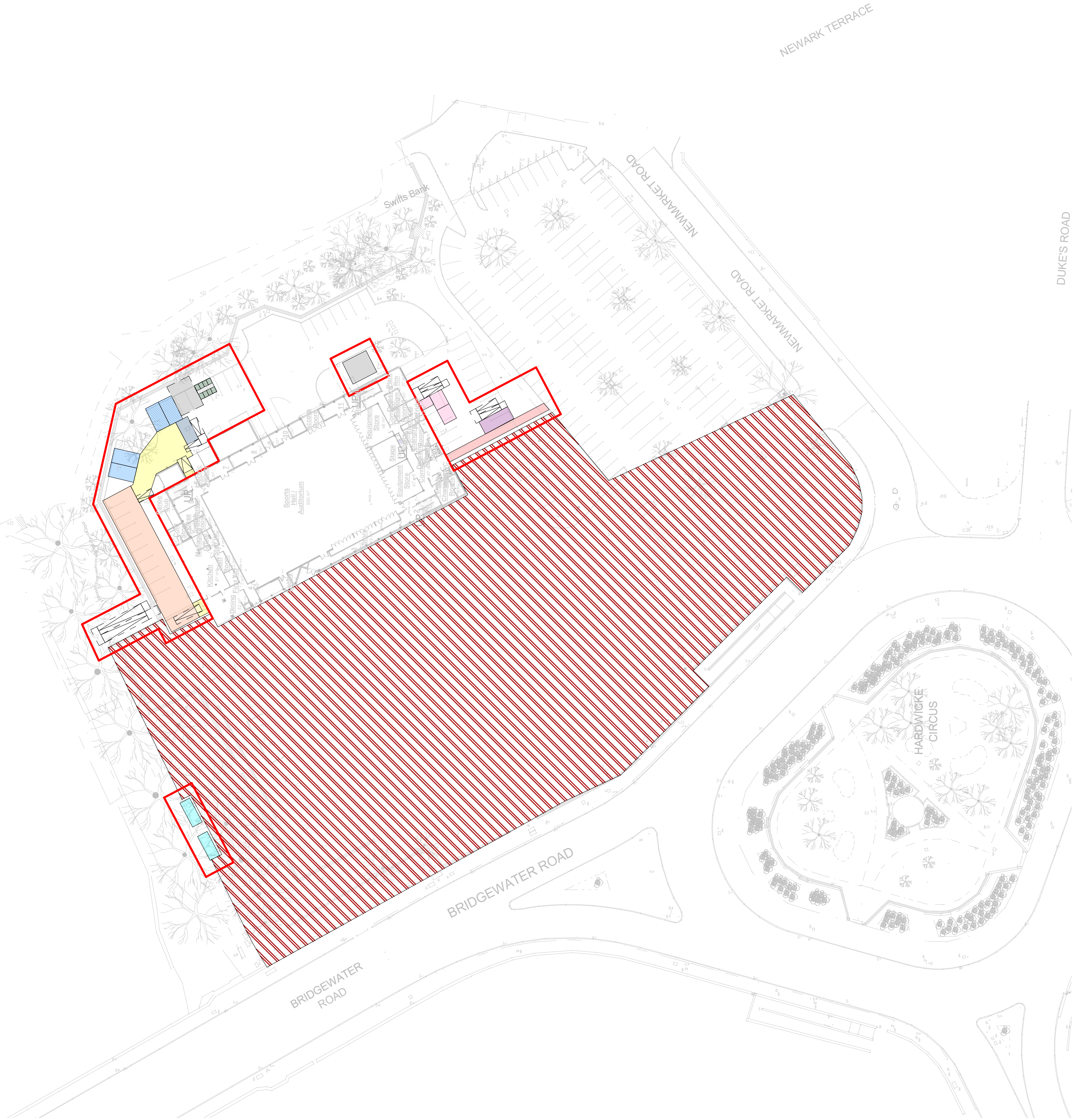
Level GF - Existing - Application 02
Scale: 1:200



This information has been based upon information supplied by third parties and as such is not guaranteed. All dimensions are approximate and subject to change without notice. Do not scale this drawing. Use figure dimensions in all cases. Do not rely on dimensions on site. Report any discrepancies to GT3 Architects before proceeding.

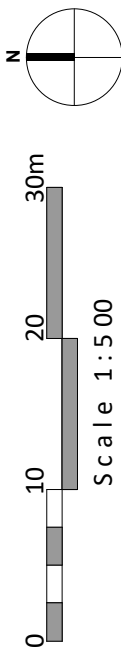
Key

<div></div>	Star Dressing Room Refer to SL002 DO0800D Portakabin A2 - GT3 - EDIT
<div></div>	Office Total Area 23m² Refer to SL002 DO0800D Portakabin A2
<div></div>	Bar Total Area 236m² Refer to N010256_11 10 x 14007.03.10.2018
<div></div>	Canopy Total Area 14m² Refer to 17024-GT3-00-ZZ-DR-A-08-0200-Temporary Facilities - Application 02 - Event & Bar Canopy
<div></div>	Canopy / Visual Container Store Total Area 90m² Refer to 17024-GT3-00-ZZ-DR-A-08-0200-Temporary Facilities - Application 02 - Canopy Store
<div></div>	WC Total Area 40m² Refer to Portakabin Drawings: PL202-W (Female) PL202-M (Male)
<div></div>	Acc/WC (X2) Total Area 17m² Refer to PL1011-A1
<div></div>	Container Store Total Area 23m² Refer to 17024-GT3-00-ZZ-DR-A-08-0200-Temporary Facilities - Application 02 - Existing Storage Containers
<div></div>	Generator Store Total Area 40m²
<div></div>	Bin Store Total Area 14m²
<div></div>	Covered Walkway Total Area 14m² Refer to 17024-GT3-00-ZZ-DR-A-08-0200-Temporary Facilities - Application 02 - Covered Walkway
<div></div>	Red line indicates application site area
<div></div>	Overall Total Area 620m²



Site - Temporary Facilities - Application 02 - Block Plan

Scale:- 1: 500



P02	Planning Submission	04/10/18	SEA
P01	First Issue	27/08/18	SEA
Rev	Description	Date	Rev. By

Planning

Carlisle City Council
The Saints Leisure Centre
Newmarket Rd, Carlisle CA1 1JQ

Temporary Facilities - Application 02 - Proposed Block Plan

GT3 JOB NO: 17024
DWG NO: 17024-GT3-00-XX-DR-A-08-0217-S2-P02
SCALE: As indicated @A1
CHECKED BY: PFB

DO NOT SCALE
ALL DIMENSIONS TO BE VERIFIED ON SITE



2nd Floor, 71/72
Newmarket Road, Carlisle
CA1 1JQ
1 0151 8417000
info@gsarchitects.com
www.gsarchitects.com

Standard House
18 Castle Gate
Newmarket Road
CA1 1JQ
1 0151 8417000
www.gsarchitects.com

This information has been based on information supplied by third parties and as such is not guaranteed. All dimensions are approximate and subject to change. Do not scale the drawing. Use figure dimensions in all cases. Do not use the drawing for any other purpose or for any other project without the prior written consent of GT3 Architects. Report any discrepancies to GT3 Architects before proceeding.

Key	Star Dressing Room
	Total Area 23m² Refer to SL052 DQ269D Portakabin A2 - G13 - EDT
Office	Office Area 2m²
	Refer to SL052 DQ269D Portakabin A2
Bar	Bar
	Total Area 236m² Refer to HD1056, 11 10 x UK073 03 10 2018
Canopy	Canopy
	Total Area 116m² Refer to HD1056, 11 10 x UK073 03 10 2018 Temporary Facilities - Application 02 - Event & Bar Canopy
Canoe/Kayak Container Store	Canoe/Kayak Container Store
	Refer to 17024-G13-00-ZZ-DRA-08-9293-Temporary Facilities - Application 02 - Canoe Store
WC	WC
	Total Area 40m² Refer to 17024-G13-00-ZZ-DRA-08-9293-Temporary Facilities - Application 02 - Canoe Store PL202-X (Male)
Acc/WC (V3)	Acc/WC (V3)
	Total Area 17m² Refer to PL101-A
Container Store	Container Store
	Total Area 32m² Refer to 17024-G13-00-ZZ-DRA-08-9293-Temporary Facilities - Application 02 - Existing Storage Containers
Generator Store	Generator Store
	Total Area 40m² Refer to 17024-G13-00-ZZ-DRA-08-9293-Temporary Facilities - Application 02 - Covered Walkway
Bin Store	Bin Store
	Total Area 14m²
Covered Walkway	Covered Walkway
	Total Area 40m² Refer to 17024-G13-00-ZZ-DRA-08-9293-Temporary Facilities - Application 02 - Covered Walkway
Overall Total Area	Overall Total Area
	620m²

NOTE
Red line indicates application site area

P02	Planning Submission	04/10/18	SSA
P01	First Issue	21/09/18	SSA
Rev	Description	Date	Rev. By
Planning			
Carlisle City Council			
The Saints Leisure Centre			
Newmarket Rd, Carlisle CA1 1JQ			
Temporary Facilities - Application 02 - Proposed Site Plan			
G13.08 NO. 17024			
DWG NO: 17024-G13-00-ZZ-DRA-08-9293-Temporary Facilities - Application 02 - Proposed Site Plan			
SCALE: As indicated @A1			
CHECKED BY: PRB			
DO NOT SCALE TO BE VERIFIED ON SITE			
ALL DIMENSIONS TO BE VERIFIED ON SITE			



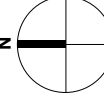
2nd Floor, 7100
Leward, Three Storey
N21 1JQ
1 0151 2817700
www.gt3architects.com

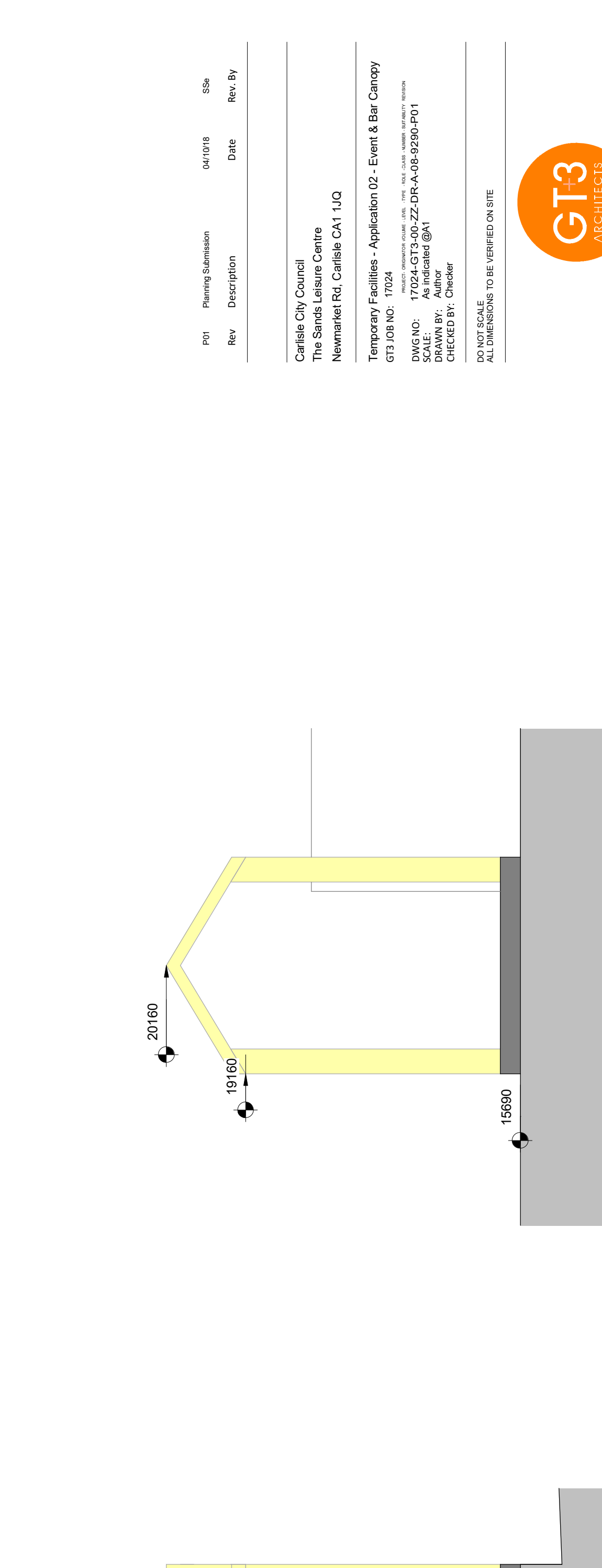
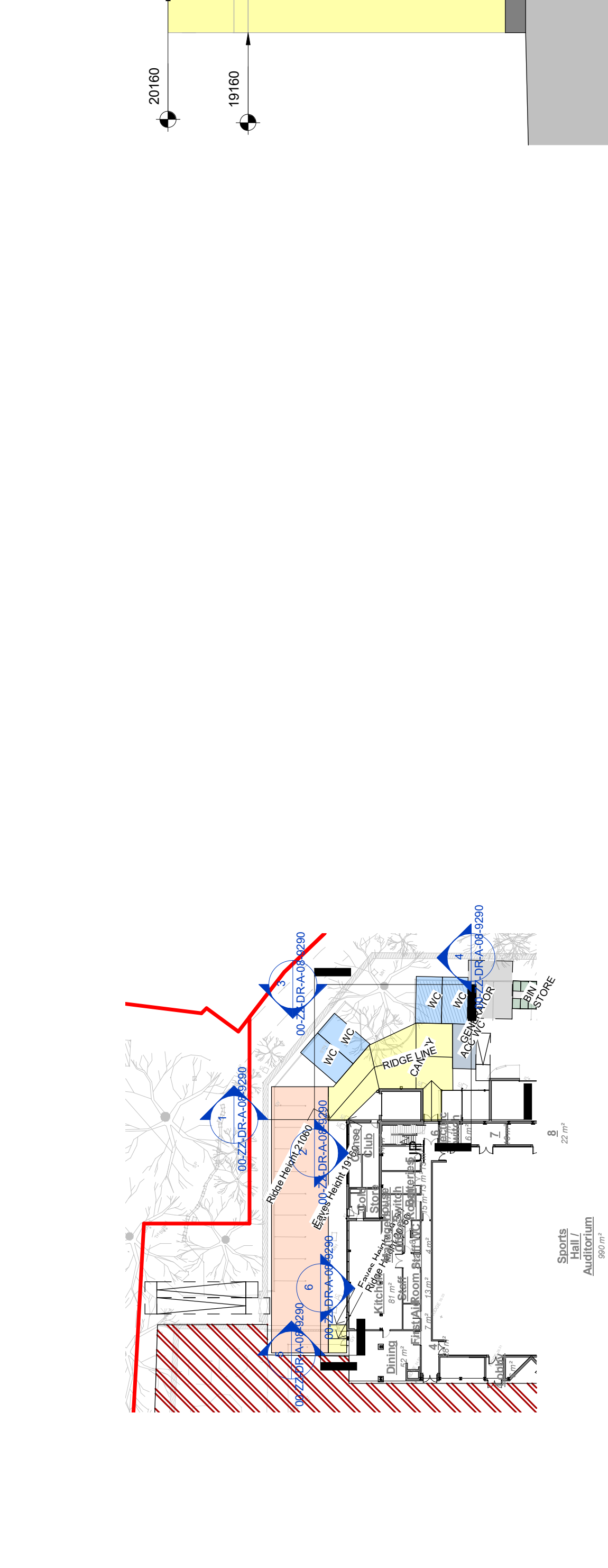
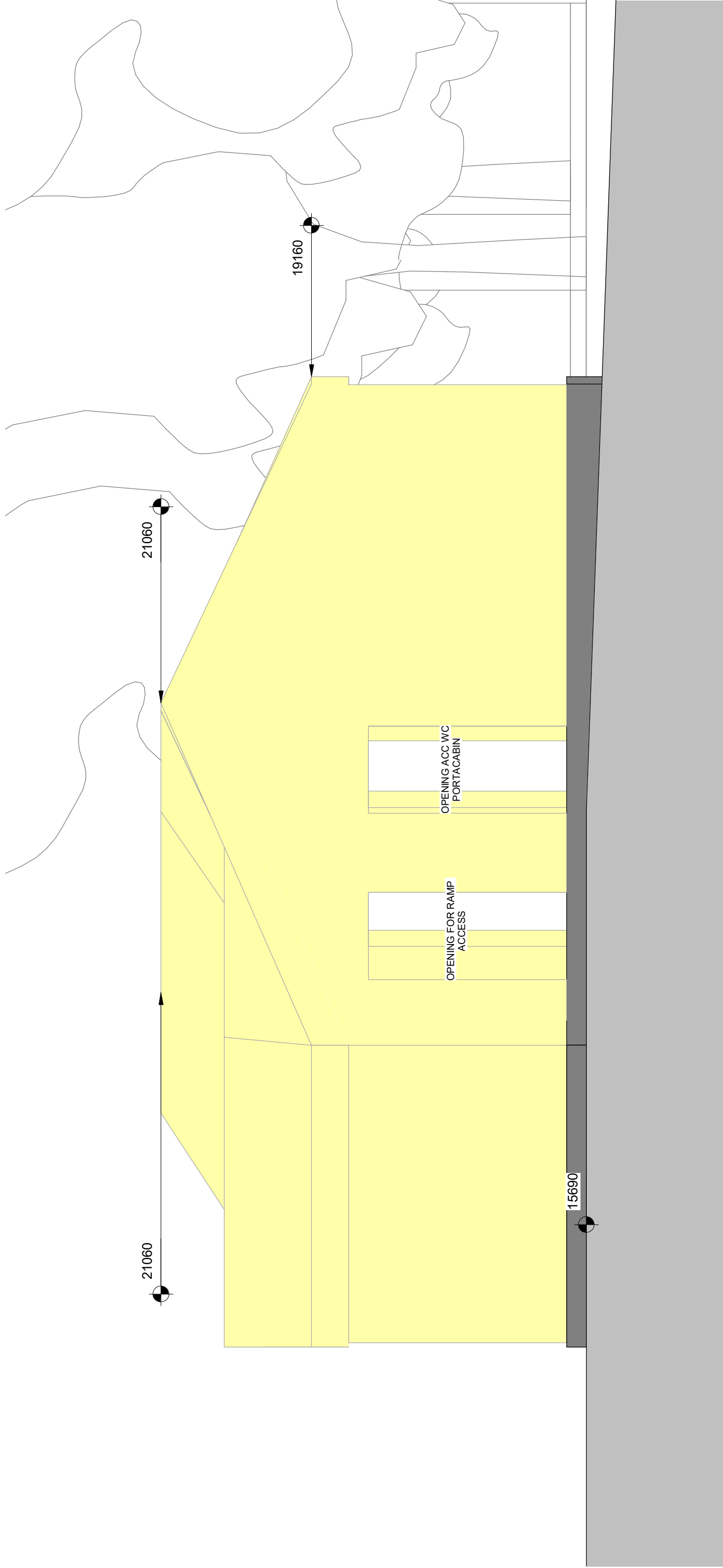
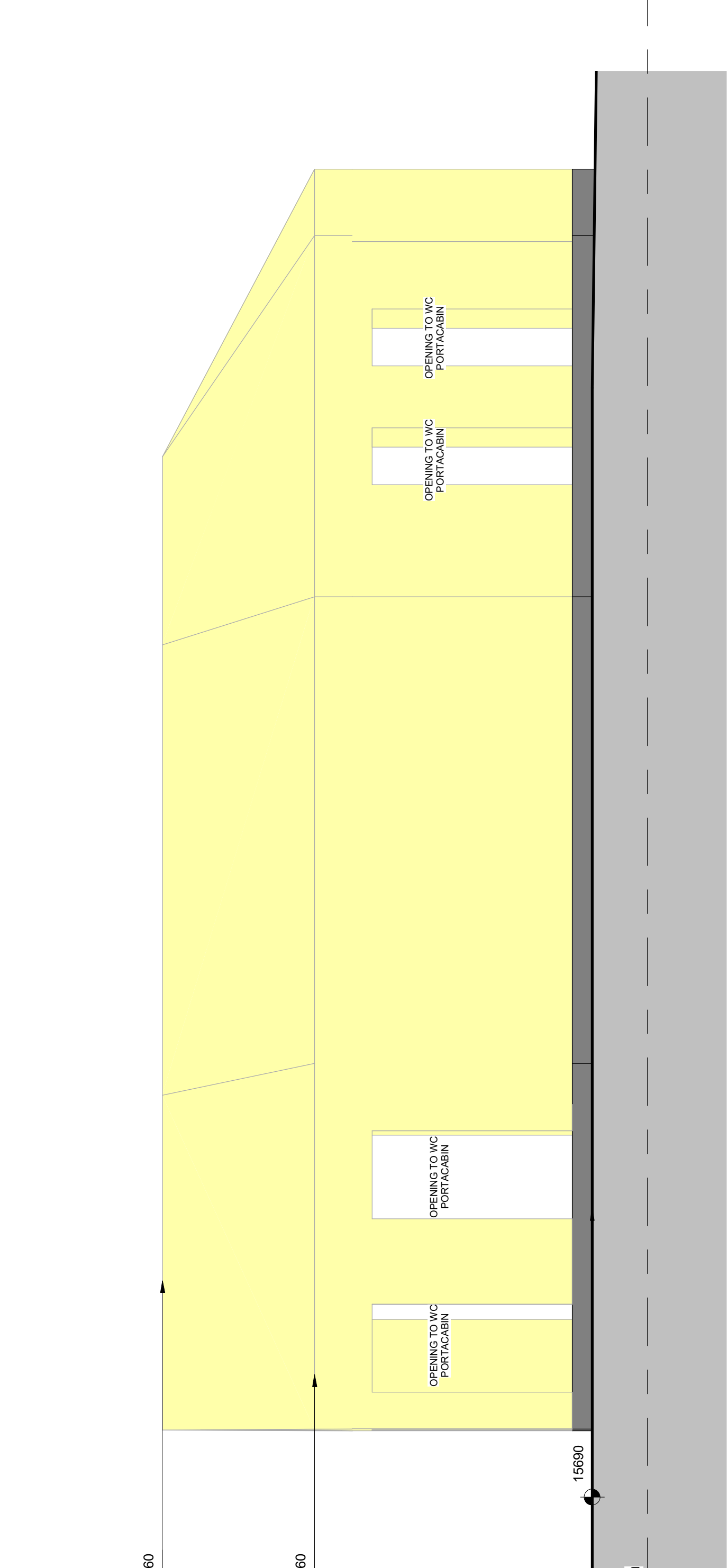
Site - Temporary Facilities - Application 02

Scale: 1:200

0 2 4 6 8 10m

Scale 1:200





GT3
ARCHITECTS

2nd Floor, TIVO
Jasmond Third Sixty
Jasmond Urban Type
NE 100
10091 2017700
info@gt3architects.com

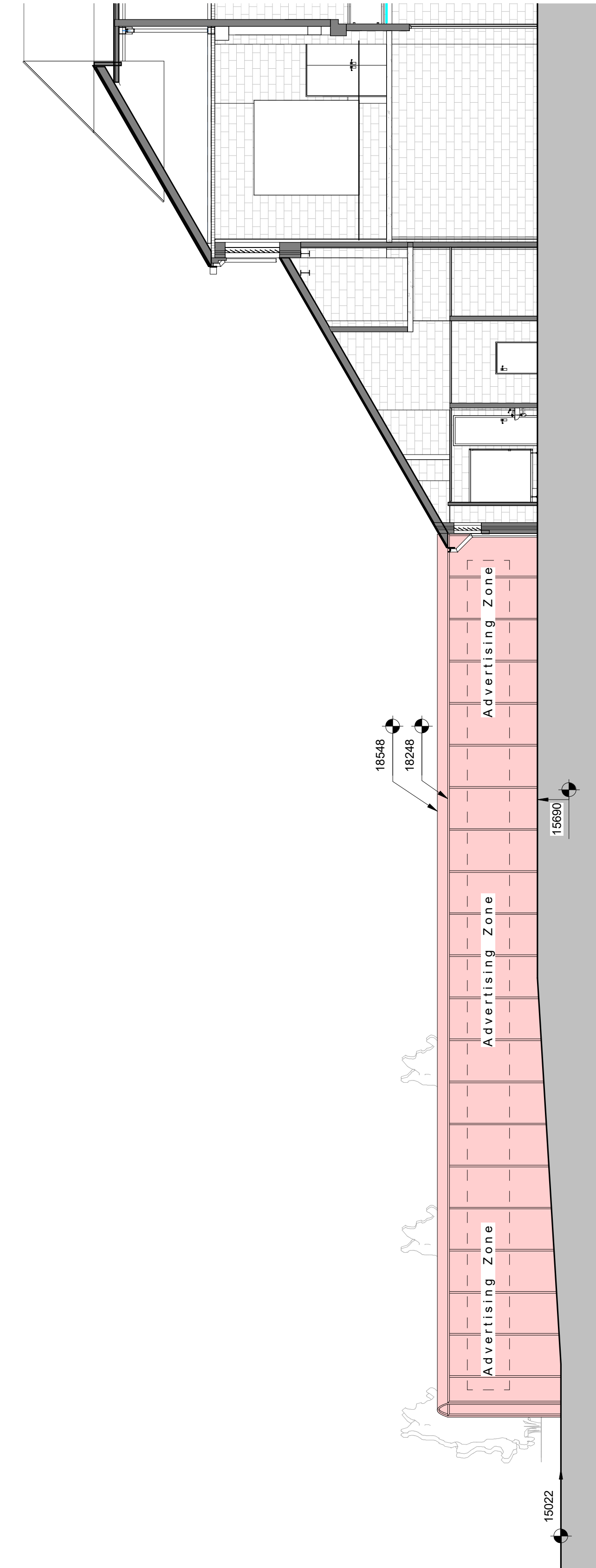
Stanford House
19 Castle Gate
NE 1740
10115 8670000
www.gt3architects.com

This information has been based upon information supplied by third parties and as such its accuracy cannot be guaranteed. All features are approximate and subject to clarification.

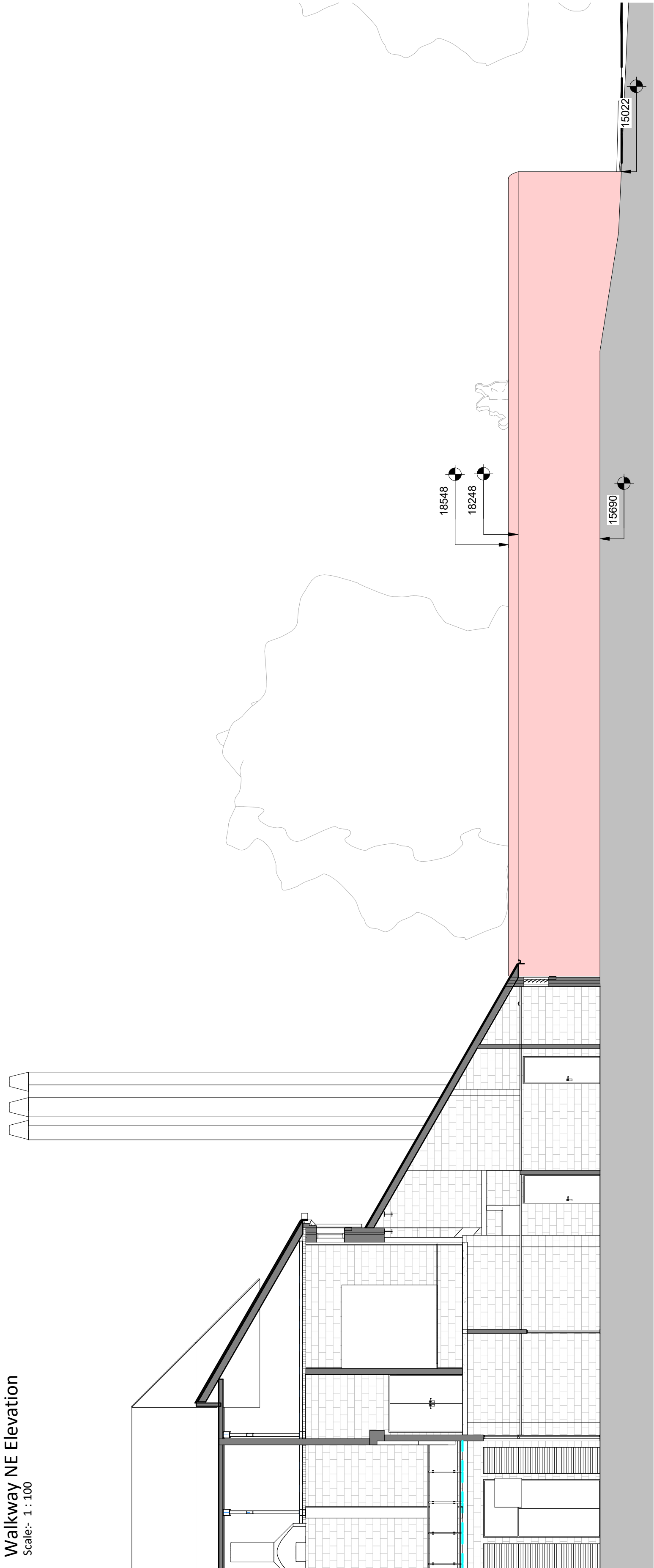
Do not scale this drawing. Use figured dimensions in all cases. Check all dimensions on site. Report any discrepancies to G3 Architects before proceeding.



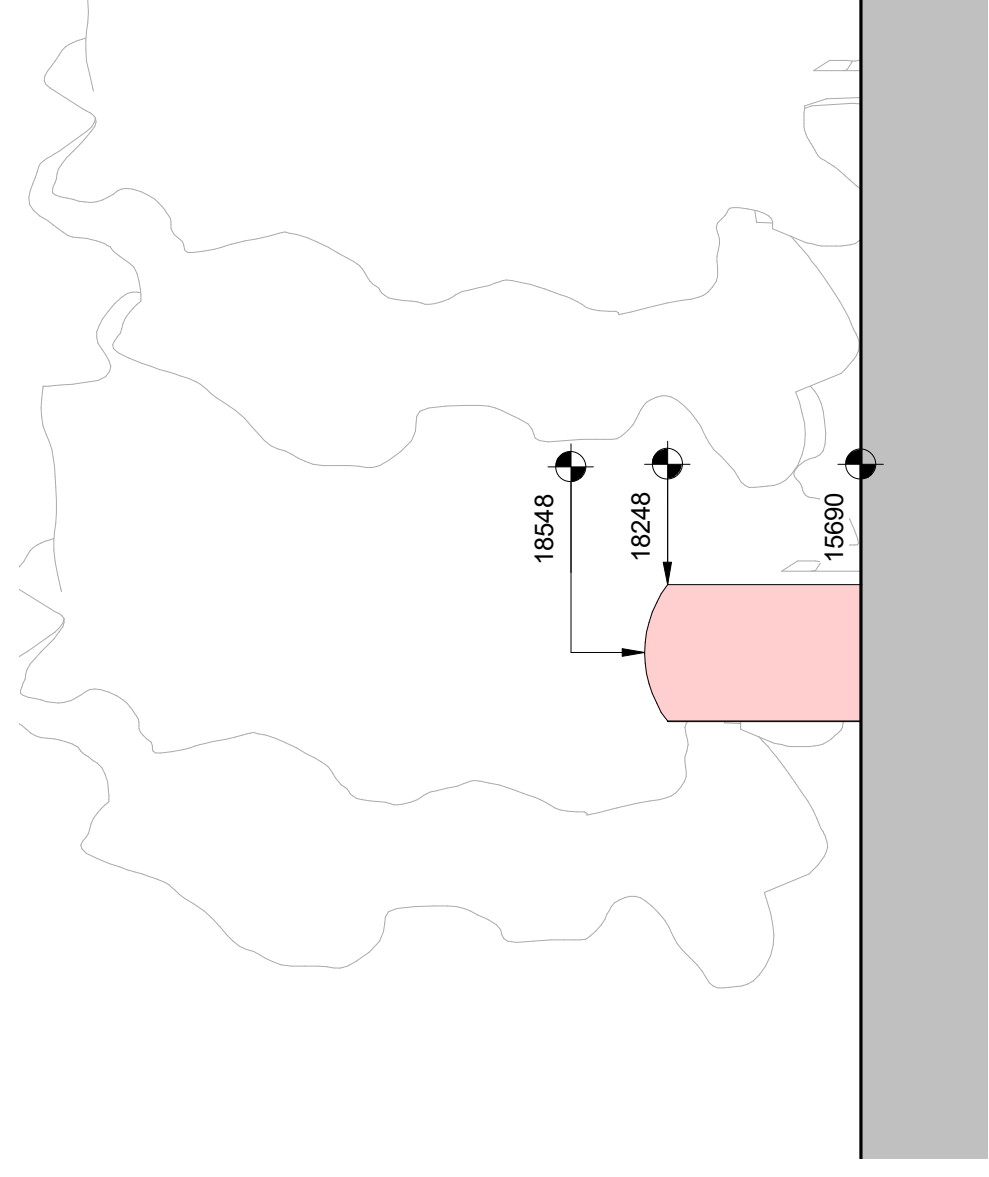
Level GF - Temp Facilities Walkway Plan
Scale:- 1 : 200



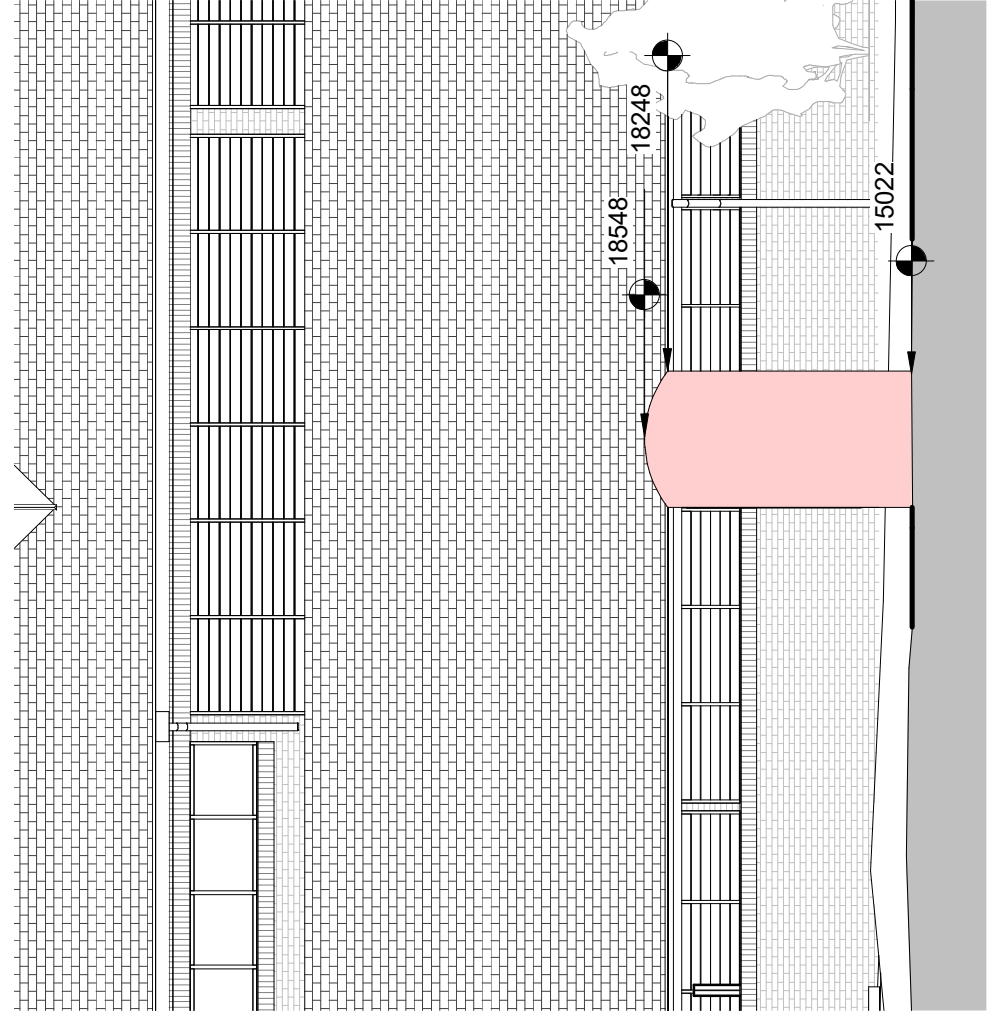
1 Walkway NE Elevation



2 Walkway SW Elevation



3 Walway NW Elevation



4 Walkway SE Elevation

Rev	Description	Date	Rev. By
P01	Planning Submission	04/10/18	SSe

Carlisle City Council
The Sands Leisure Centre
Newmarket Rd, Carlisle CA1 1JQ

Temporary Facilities - Application 02 - Covered Walkway
GT3 JOB NO: 17024

DWG NO: 17024-GT3-00-ZZ-DR-A-08-9291-S2-P01
SCALE: As indicated @A1
DRAWN BY: JMI
CHECKED BY: SSe

DO NOT SCALE
ALL DIMENSIONS TO BE VERIFIED ON SITE



2nd Floor, TW/C
Jernard Three, Sixty
Newcastle Upon Tyne
NE2 1DB
t 0191 2817700
info@gt3architects.com

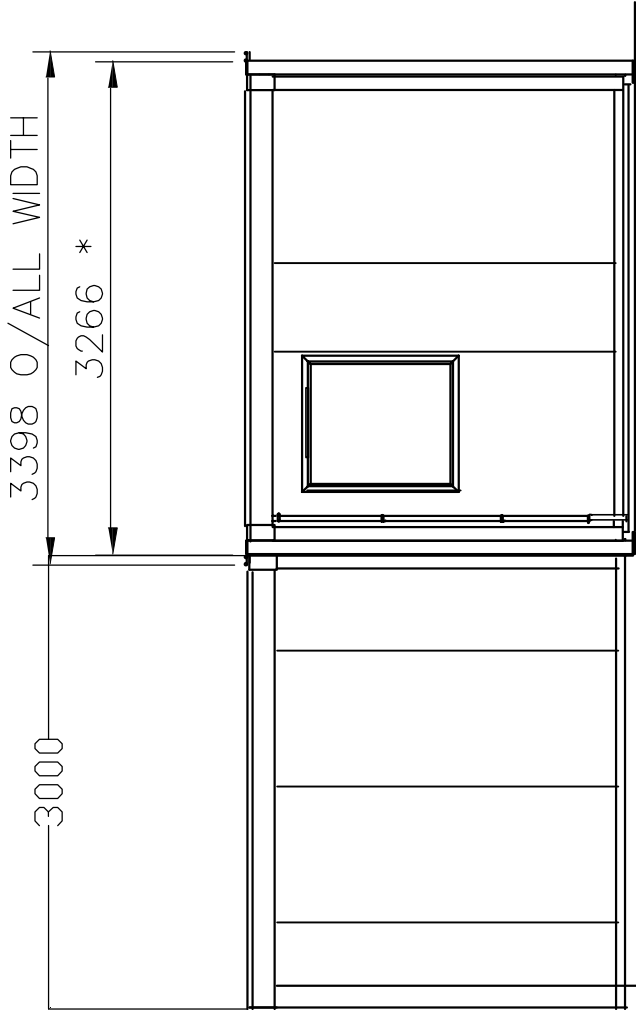
© Portakabin Limited 2007
This drawing is the property of Portakabin Limited,
it must not be copied or reproduced or divulged
to anyone without written permission.

Rev.

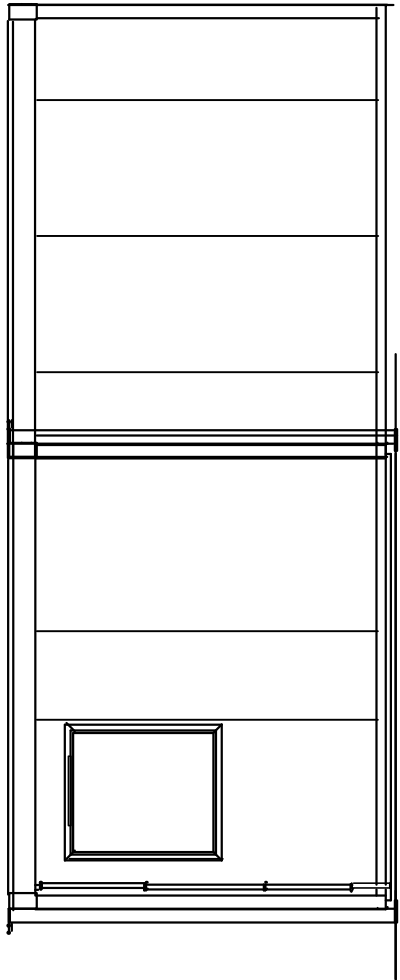
Date

By

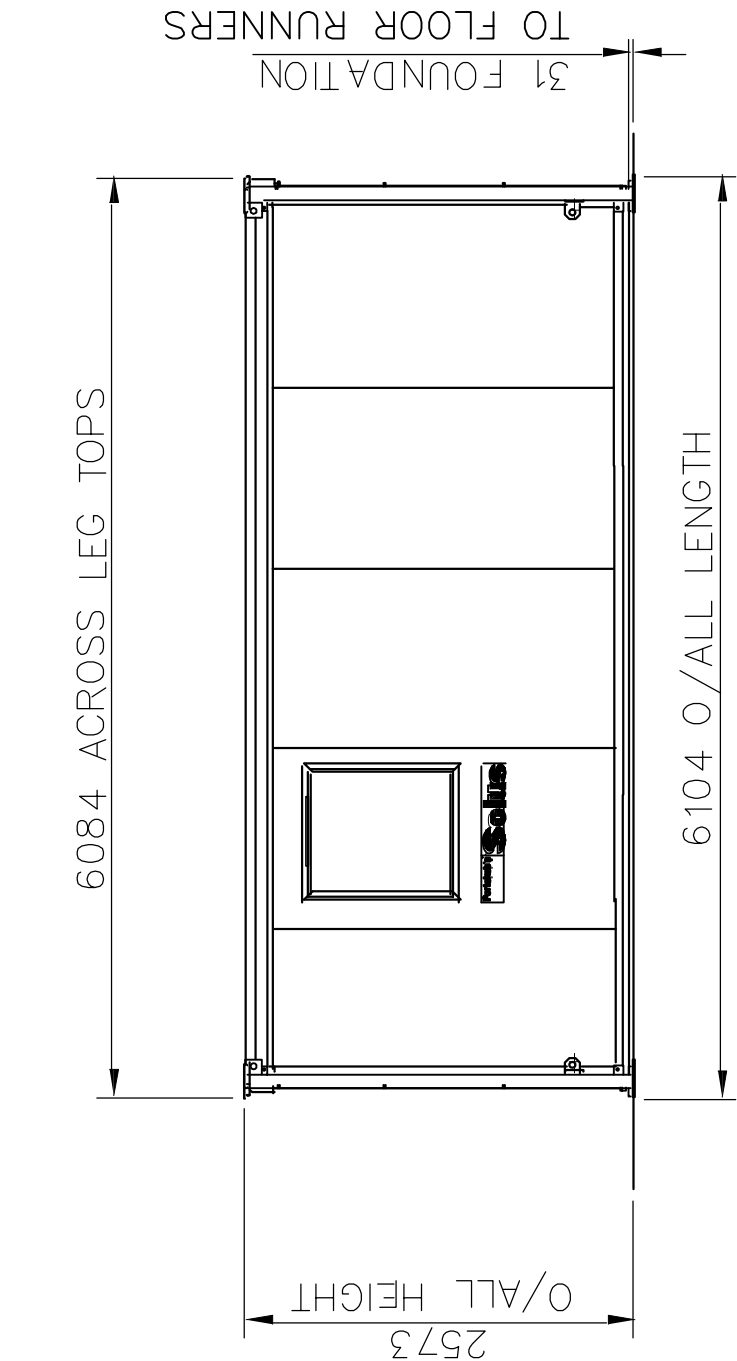
*NOTE O/ALL WIDTH
FOR CONTINENTAL
EUROPEAN BUILDINGS



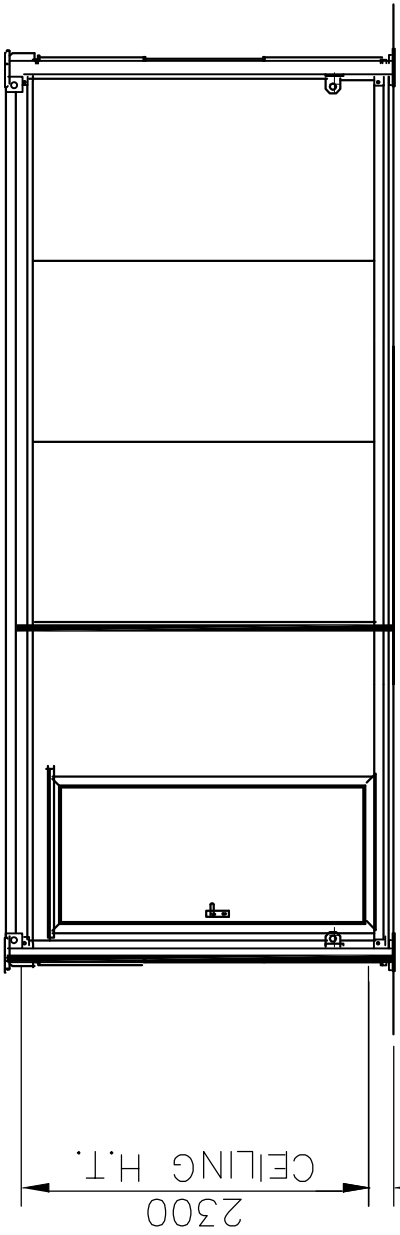
END ELEVATION



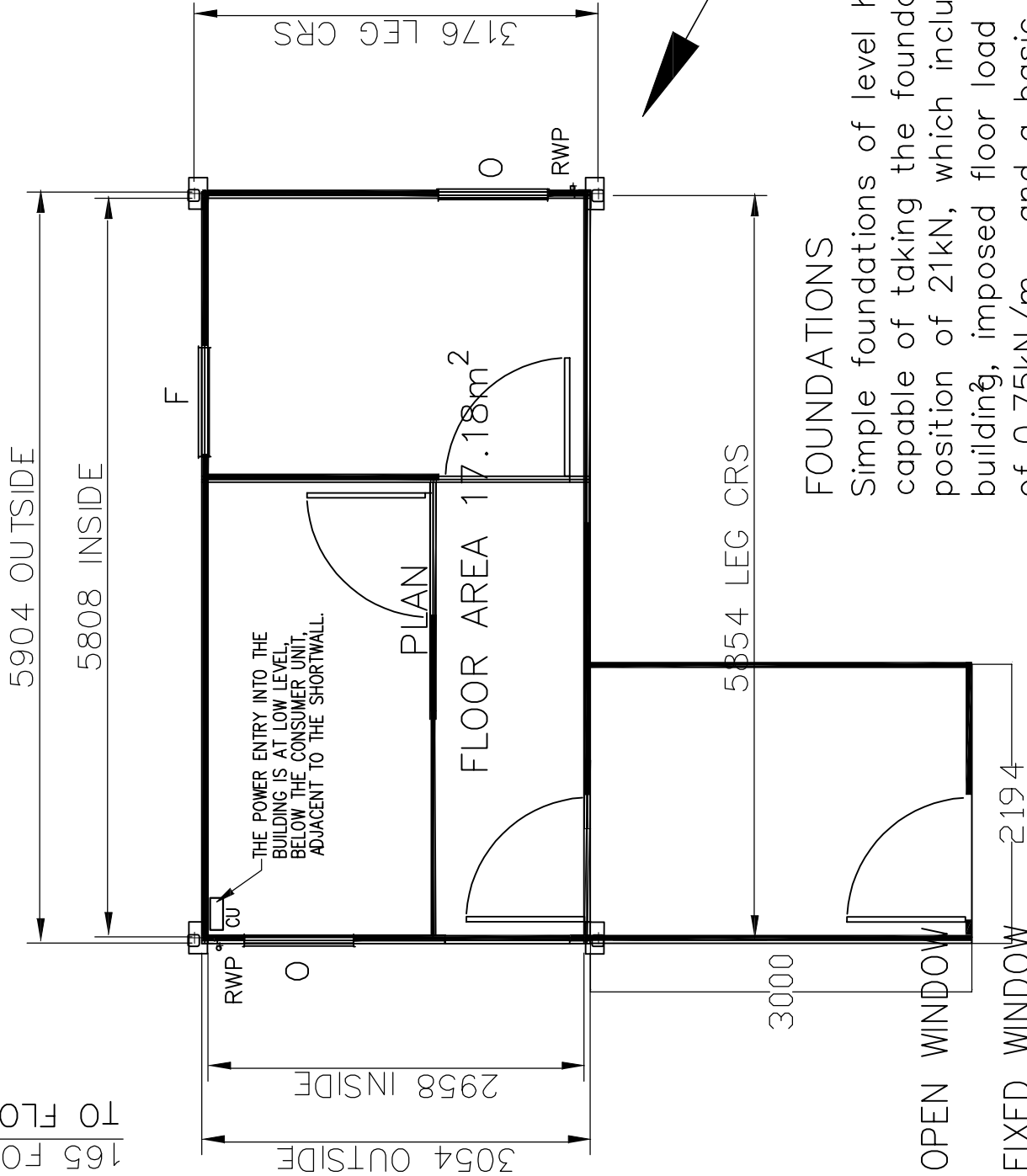
END ELEVATION



REAR ELEVATION



FRONT ELEVATION



PLAN VIEW
LEG BASEPLATE DETAIL



Portakabin Limited Huntingdon York YO32 9PT
Telephone 01904 611655 Fax 01904 611644

Project	PORTAKABIN SOLUS	
Client		
Title	SPECIFICATION DRAWING SL062 LODASTRUT LEG OPTION	
Date	3.10.07	Drawn R.SCHOFIELD
Scale	1:5 & 1:50 @A2	
Drg. No.	DQ2690	Rev. D

KEY

O OPEN WINDOW

F FIXED WINDOW

RWP RAIN WATER PIPE

CU CONSUMER UNIT

FOUNDATIONS

Simple foundations of level hardstandings are required to be capable of taking the foundation design load at each foot position of 21kN, which includes the dead weight of the building, imposed floor load of 3kN/m², imposed roof load of 0.75kN/m², and a basic wind speed to meet the requirements of BS6399: Part 2.

The foundations are to be designed in accordance with BS8004 with level tops of a tolerance of ±3mm.

The area of ground under the building, plus a surrounding 500mm must be no higher than 50mm below the tops of the building foundations.

All buildings are to be anchored to the foundations via the baseplate using M20 anchor bolts, unless it can be established that no climatic or other forces are likely to be applied so as to exceed the intrinsic stability of the building in its unloaded state.

All Lodastrut legs should be fully retracted onto the safety stops with the leg pins fitted through the outer legs and secured by the locking cotter.

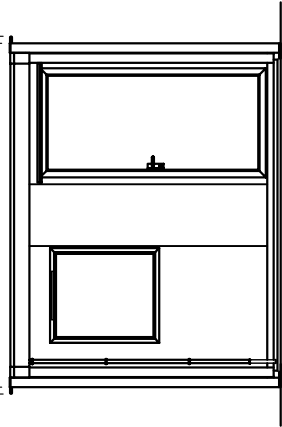
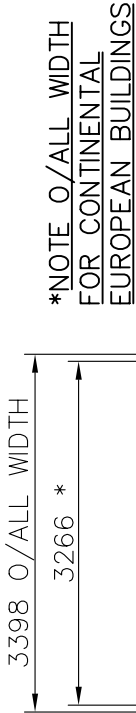
It is recommended that professional advice is obtained for the design of the foundations.

© Portakabin Limited 2007
This drawing is the property of Portakabin Limited,
it must not be copied or reproduced or divulged
to anyone without written permission.

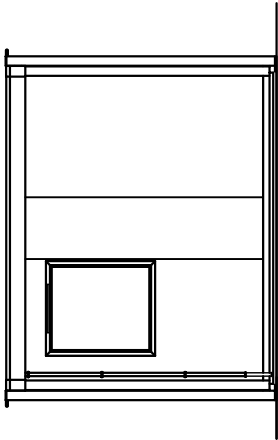
Rev.

Date

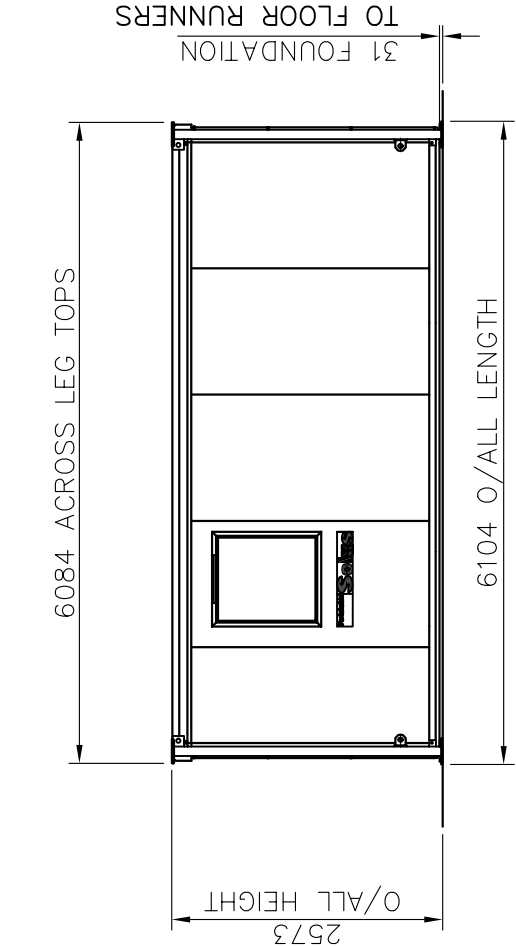
By



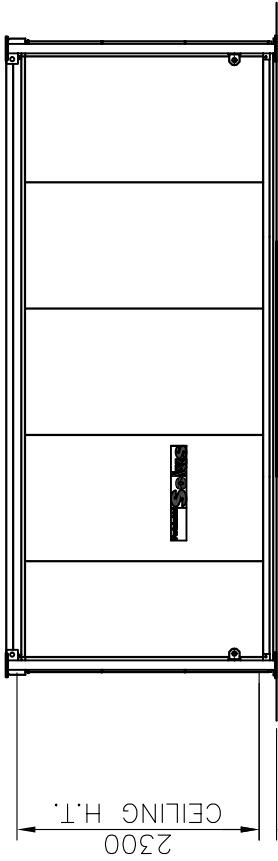
END ELEVATION



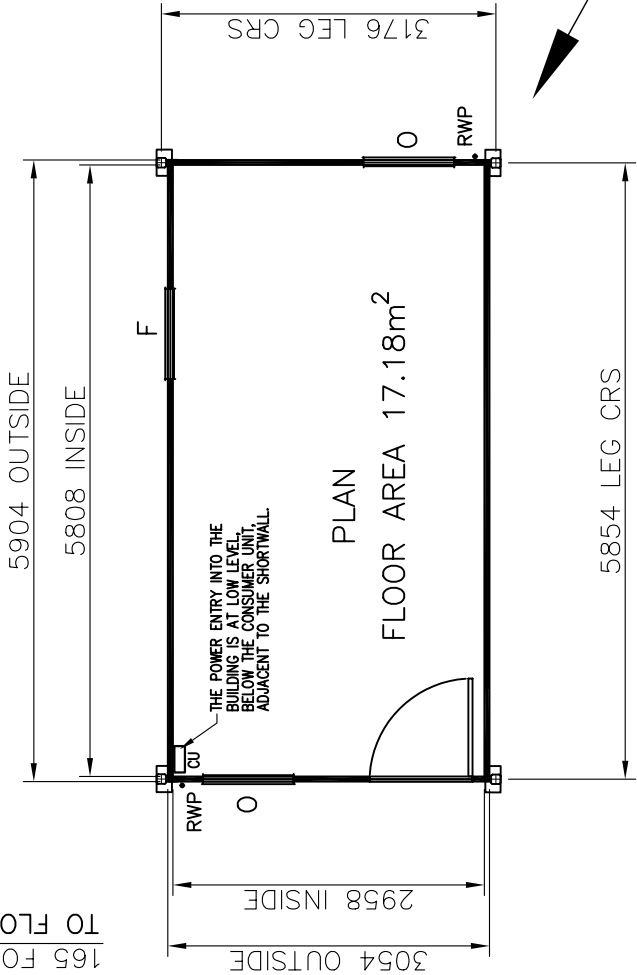
END ELEVATION



REAR ELEVATION



FRONT ELEVATION



PLAN

FLOOR AREA 17.18m²

KEY

O OPEN WINDOW

F FIXED WINDOW

RWP RAIN WATER PIPE

CU CONSUMER UNIT

FOUNDATIONS

Simple foundations of level hardstandings are required to be capable of taking the foundation design load at each foot position of 21kN, which includes the dead weight of the building, imposed floor load of 3kN²/m , imposed roof load of 0.75kN/m , and a basic wind speed to meet the requirements of BS6399: Part 2.

The foundations are to designed in accordance with BS8004 with level tops of a tolerance of ±3mm.

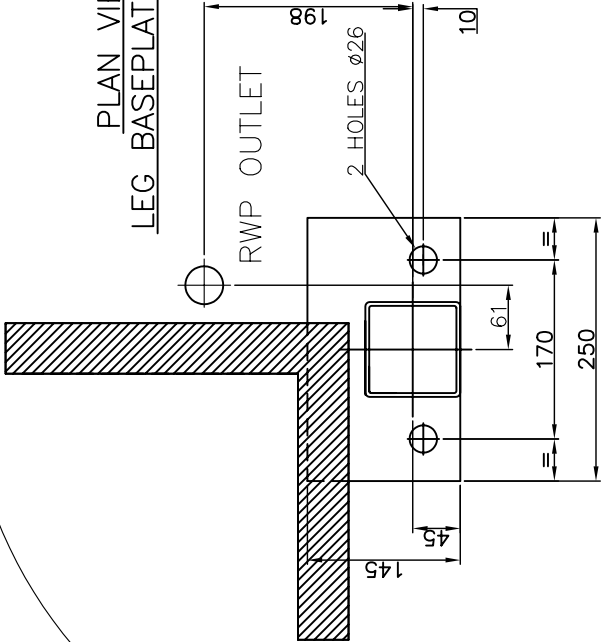
The area of ground under the building, plus a surrounding 500mm must be no higher than 50mm below the tops of the building foundations.

DOOR & WINDOW POSITIONS MAY BE DIFFERENT TO THOSE SHOWN ON SPECIFIC CONTRACT DRAWINGS

STANDARD COLOURS

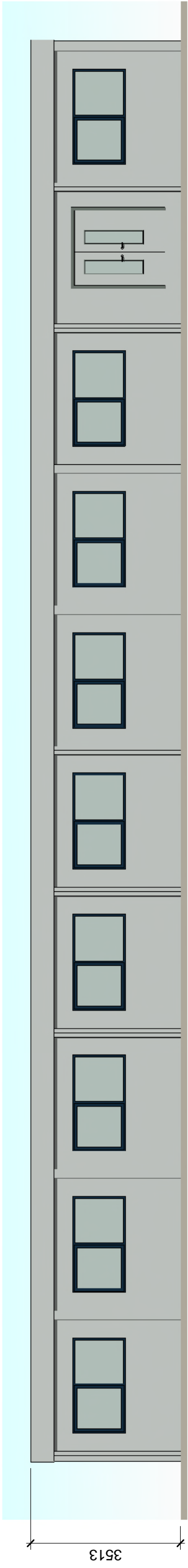
- External : Wall Cladding, Fascia, Corner & Bottom Wall Trims
- Door leaf
- Sales & Scottish Divisions – Albatross nearest BS ref. 18 B 17
 - Hire & European Divisions – Goosewing Grey nearest BS ref. 10 A 05
- Door Frame
- Door Furniture
- Windows
- Sales & Scottish Divisions – Britannia Blue nearest BS ref. 18 E 58
 - Hire – Merlin Grey nearest BS ref. 18 B 25
 - Portaloos & Events – Poppy Red nearest BS ref. 04 E 53
 - European Division – Goosewing Grey nearest BS ref. 10 A 05
 - Silver Anodised Aluminium.
 - Manhattan Grey NCS S 2502–Y RAL–DS 080 70 05.
 - Sales & Scottish Divisions – Britannia Blue nearest BS ref. 18 E 58
 - Hire – Grey nearest RAL 7042
 - Portaloos & Events – Blue Grey nearest BS ref. 18 B 29
 - European Divisions – Blue nearest RAL 5011
- Roof
- Outer Legs
- Inner Legs
- White nearest BS ref. 00 E 55
 - Grey to BS4800 ref. 10 A 05
 - Hot dipped galvanised

PLAN VIEW
LEG BASEPLATE DETAIL



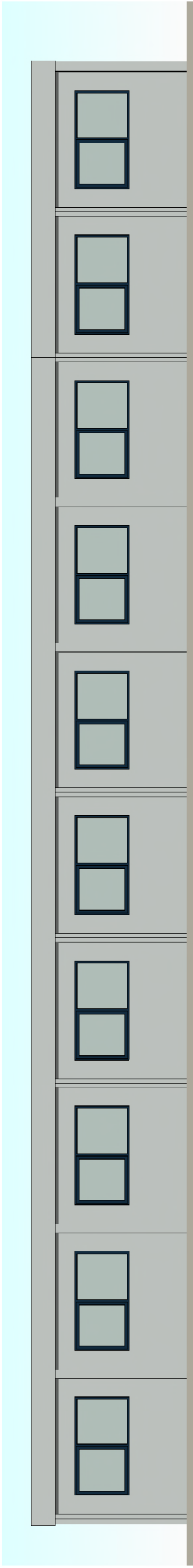
Portakabin Limited Huntingdon York YO32 9PT
Telephone 01904 611655 Fax 01904 611644

ProjectPORTAKABIN SOLUS	
Client	
Title	
SPECIFICATION DRAWING SL062 LODASTRUT LEG OPTION	
Date3.10.07	DrawnR.SCHOFIELD
Scale1:5 & 1:50	
Drg. No.DQ2690	Rev.D



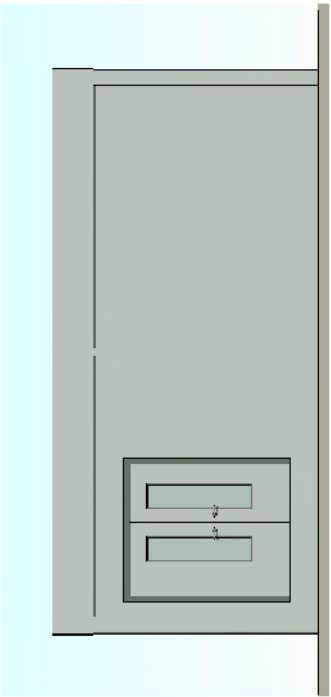
North Elevation

2 1 : 100



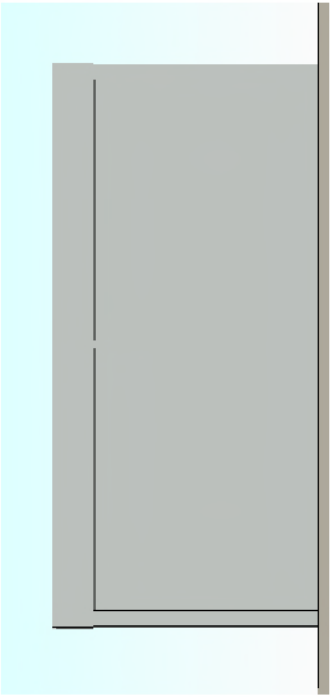
South Elevation

3 1 : 100



East Elevation

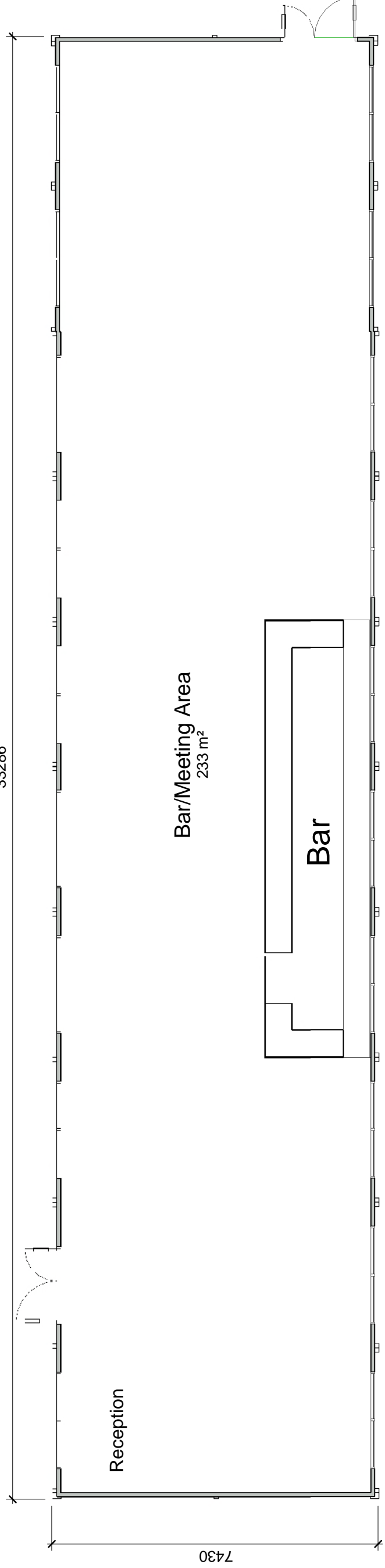
4 1 : 100



West Elevation

5 1 : 100

Total Floor Area 232m²



Proposed Layout

1 1 : 100

N.B Fire exit provision subject to fire office / building control approval.



Standard floor loading is 3kN/m². Any loading imposed on a floor that is greater than 3kN/m² may require strengthening. Please contact your hire centre if you expect to exceed 3kN/m².

Please note that this and any accompanying drawing(s) are for illustrative purposes only and as such, the building shown may vary from the actual finished building on site.

The position of windows, external doors and electrical fixtures (if shown) are dependent on stock availability at time of order.

- EXTERNAL COLOUR SCHEME | Ultima
- Walls - Goosewing Grey - nearest BS ref 10 A 05
 - Vertical end fascias - White - nearest BS ref 10 A 05
 - Bottom wall fascias (covering wall) - Goosewing Grey - nearest BS ref 10 A 05
 - Long wall fascias (covering wall) - White - nearest BS ref 00 E 55
 - Roof - White - nearest BS ref 00 E 55
 - Short wall composite fascia - Goosewing Grey - nearest BS ref 10 A 05
 - External Skirt - Goosewing Grey - nearest BS ref 10 A 05
 - Columns - Intermediate - Grey - BS 4800 10 A 05
 - Windows - Blue Grey - nearest BS 4800 18 B 29
 - Doors (insulated door) - Slate grey - nearest BS 18 B 25

Rev	Revision Description	Date	By
Project Name	Carlisle Sands Facilities		
Client Name	Wates Construction		
Sheet Name	Proposed Layout 10 x UK073 Ultima Modules		
Date	03.10.2018	Scale	1 : 100 @ A2
Drawing Number	HD/10256/11	Rev.	Drawn by
			MTK