

AGENDA

SPECIAL DEVELOPMENT CONTROL COMMITTEE

FRIDAY, 6 DECEMBER 2013 AT 10.00 AM

In the Council Chamber, Civic Centre, Carlisle

Apologies for Absence

To receive apologies for absence and notification of substitutions.

Declarations of Interest

Members are invited to declare any disclosable pecuniary interests, other registrable interests and any interests relating to any item on the agenda at this stage.

Public and Press

To agree that items of business within Part A of the agenda should be dealt with in public.

PART A
To be considered when the Public and Press are present

	Pages
A.1 CONTROL OF DEVELOPMENT AND ADVERTISING	
To consider applications for:	
(a) planning permission for proposed developments;	
(b) approval of detailed plans;	
(c) consents for display of advertisements.	
01 – 13/0709	11 – 36

PART B
To be considered in private

NIL

Members of the Development Control Committee:

Conservative: Bloxham, Craig, Earp, Parsons

Labour: Bradley, McDevitt, Riddle, Scarborough (Chairman), Warwick, Whalen (Vice-Chairman)

Lib Dem: Luckley

Independent: Graham

Substitutes: Bowman S, Nedved, Prest (Conservative), Bowditch, Franklin, Patrick (Labour), Gee (Lib Dem), Betton (Independent).

NOTES FOR MEMBERS – The Conservative Group meeting will be held at 9.00 am in the Conservative Group Office.

Enquiries to - Sheila Norton Ext: 7557

Development Control Committee Main Schedule

Schedule of Applications for
Planning Permission

6th December 2013

The Schedule of Applications

This schedule is set out in five parts:

SCHEDULE A - contains full reports on each application proposal and concludes with a recommendation to the Development Control Committee to assist in the formal determination of the proposal or, in certain cases, to assist Members to formulate the City Council's observations on particular kinds of planning submissions. In common with applications contained in Schedule B, where a verbal recommendation is made to the Committee, Officer recommendations are made, and the Committee's decisions must be based upon, the provisions of the Development Plan in accordance with S54A of the Town and Country Planning Act 1990 unless material considerations indicate otherwise. To assist in reaching a decision on each planning proposal the Committee has regard to:-

- relevant planning policy advice contained in Government Circulars, National Planning Policy Guidance Notes, Development Control Policy Notes and other Statements of Ministerial Policy;
- the adopted provisions of the North West of England and Regional Spatial Strategy to 2021 and Cumbria and Lake District Joint Structure Plan;
- the City Council's own statement of approved local planning policies including the Carlisle District Local Plan;
- established case law and the decisions on comparable planning proposals
- including relevant Planning Appeals.

SCHEDULE B - comprises applications for which a full report and recommendation on the proposal is not able to be made when the Schedule is compiled due to the need for further details relating to the proposal or the absence of essential consultation responses or where revisions to the proposal are awaited from the applicant. As the outstanding information and/or amendment is expected to be received prior to the Committee meeting, Officers anticipate being able to make an additional verbal report and recommendations.

SCHEDULE C - provides details of the decisions taken by other authorities in respect of those applications determined by that Authority and upon which this Council has previously made observations.

SCHEDULE D - reports upon applications which have been previously deferred by the Development Control Committee with authority given to Officers to undertake specific action on the proposal, for example the attainment of a legal agreement or to await the completion of consultation responses prior to the issue of a Decision Notice. The Reports confirm these actions and formally record the decision taken by the City Council upon the relevant proposals. Copies of the Decision Notices follow reports, where applicable.

SCHEDULE E - is for information and provides details of those applications which have been determined under powers delegated by the City Council since the previous Committee meeting.

The officer recommendations made in respect of applications included in the Schedule are intended to focus debate and discussions on the planning issues engendered and to guide Members to a decision based on the relevant planning considerations. The recommendations should not therefore be interpreted as an intention to restrict the Committee's discretion to attach greater weight to any planning issue when formulating their decision or observations on a proposal.

If you are in doubt about any of the information or background material referred to in the Schedule you should contact the Development Management Team of the Planning Services section of the Economic Development Directorate.

This Schedule of Applications contains reports produced by the Department up to the 22/11/2013 and related supporting information or representations received up to the Schedule's printing and compilation prior to despatch to the Members of the Development Control Committee on the 27/11/2013.

Any relevant correspondence or further information received subsequent to the printing of this document will be incorporated in a Supplementary Schedule which will be distributed to Members of the Committee 5 working days prior to the day of the meeting.

SCHEDULE A

SCHEDULE A

Applications Entered on Development Control Committee Schedule

Item No.	Application Number/ Schedule	Location	Case Officer	Page No.
01.	<u>13/0709</u> A	Brunthill, Kingmoor Park, Carlisle CA6 4SJ	<u>SD</u>	11 - 36*

Date of Committee: 06/12/2013

SCHEDULE A: Applications with Recommendation

13/0709

Item No: 01

Date of Committee: 06/12/2013

Appn Ref No:
13/0709

Applicant:
Kingmoor Park Properties
Ltd

Parish:
Kingmoor

Agent:
How Planning

Ward:
Stanwix Rural

Location: Brunthill, Kingmoor Park, Carlisle CA6 4SJ

Proposal: Reserved Matters Application Pursuant To Outline Permission 09/0170 For Ambient Storage And Distribution Facility (Use Class B8) With Ancillary Office Accommodation (Use Class B1 (a)) And Associated Gatehouse And Access Arrangements, Service Station, Car Parking And Landscaping

Date of Receipt:
03/10/2013

Statutory Expiry Date
02/01/2014

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions (subject to some outstanding drainage issues being resolved).

2. Main Issues

- 2.1 Whether The Proposal Would Be Acceptable In Principle
- 2.2 Whether The Scale And Design Of The Proposal Would Be Acceptable
- 2.3 Impact Of The Proposal On The Occupiers Of Any Neighbouring Buildings
- 2.4 Access & Parking Matters
- 2.5 Drainage Issues/ Impact on Cargo Beck
- 2.6 Impact Of The Proposal On The Public Footpath
- 2.7 Environmental Impact Assessment
- 2.8 Other Matters

3. Application Details

The Site

- 3.1 The application site covers an area of 6.62 hectares and is currently in agricultural use. The site slopes gently downhill from north to south and contains some hedgerows which run from north to south through the site. A Public Right of Way (120007) runs through the northern part of the site and this links Kingmoor Park North to Kingmoor Park Central. Outline planning permission currently exists for B1, B2 and B8 uses on this site (09/0170).
- 3.2 The application site lies to the south of Kingmoor Park North, which contains a range of industrial/ employment uses. A wide grass verge and an internal estate road (Dukes Drive) separate the application site from Kingmoor Park North. A full planning application has also been submitted to create a landscaped bund and retaining structure in the grass verge (13/0771).
- 3.3 An extensive area of land to the west of the application site and the parcel of land directly to the south, which lies between the site and the CNDR and which contains Cargo Beck, are currently in agricultural use and have outline planning permission for B1, B2 and B8 uses. An internal estate road runs along the eastern boundary of the site, beyond which lies an area of grassland and woodland.

Background

- 3.4 The application site is allocated for employment development, including B1, B2 and B8 uses, in the Carlisle District Local Plan 2001-2016.
- 3.5 Outline planning permission for B1, B2 & B8 uses currently exists for the application site, a large area of land to the west and a small parcel of land to the south (09/0170). The indicative layout plan that accompanied this application suggested that the proposals would bring forward circa 78,870 sq m of B2/B8 floorspace, together with circa 16,200 sq m of B1 floorspace. The B2/ B8 units were shown as ranging in size from 830 sq m to 9,130 sq m gross floorspace, while B1 uses were anticipated as being provided in units with a gross floorspace varying from 450 sq m to 1,750 sq m.

The Proposal

- 3.6 This application is seeking Reserved Matters approval for the erection of an ambient storage and distribution facility (Use Class B8), with ancillary office accommodation (Use Class B1a) and associated gatehouse and access arrangements, service station, car parking and landscaping. This would be the first phase of development at this site.
- 3.7 The ambient storage warehouse would measure 240m by 120m, giving it a floorspace of 28,800 sq m. The offices would provide office, welfare and administration areas over two floors. They would be contained within the main shell of the building and would have a floor area of 855 sq m. The building would have a maximum height of 15.6m and this has been dictated by the internal storage requirements.
- 3.8 The building would be constructed of a steel frame which would be clad in

energy efficient composite insulated metal wall cladding. The cladding would be a mixture of light and mid-grey, with window frames being dark grey powder coated aluminium and doors also being a dark grey colour. The roof, which would contain a series of ridges with shallow pitches hidden behind a parapet, would be composite insulated metal cladding, with a light grey finish. Rooflights would cover 8% of the roof to allow light into the warehouse.

- 3.9 A large service yard would be provided to the west of the building. This would incorporate 10 HGV docks and 81 HGV vehicle spaces for distribution vehicles. Loading/ marshalling areas would be provided within the service yard and in these areas palletised goods would be loaded and unloaded. Parking spaces for 80 cars (including four spaces for access for people with disabilities) would be provided in a car park to the south of the building.
- 3.10 The car park and service yard would be accessed via a new road that would link directly into an existing roundabout on the CNDR. A footpath would be provided along the access road which would link into an existing footpath network within Kingmoor Park. Eight covered cycle parking spaces would be provided adjacent to the staff entrance to the building.
- 3.11 The building would operate three shifts covering 24 hours a day, seven days a week at peak periods, with up to 60 full time staff being employed per shift. The night shift would primarily be for product handling, with a relatively low number of vehicle movements.
- 3.12 Landscaping would be provided around the entire perimeter of the site. This would help to screen the proposed building and would provide a strong landscape infrastructure for the site. Along the northern and eastern edges of the site, a species rich native woodland planting mix is proposed. The mix includes shrubs and trees, including feathered trees to add instant height. A large percentage of the planting would be evergreen species to assist in screening the lower parts of the proposed building and the service yard.
- 3.13 In the southern part of the site, earth mounds planted with species rich native woodland are proposed and these would help to screen the building and the proposed car park in views from the south. Earth mounds with planting would also be provided to the west of the new access road. Elsewhere along the western edge of the site, species rich native shrub planting with native feathered trees is proposed.
- 3.14 As well as providing some screening the landscaped areas would help to connect the site with the surrounding areas of vegetation, including planting associated with Cargo Beck. Together these would help to establish new wildlife corridors whilst also providing a valuable foraging resource for a wide variety of species. Through appropriate management, over time the planting areas would become substantial wooded and shrub belts able to support a range of species.
- 3.15 Within the car park, specimen trees and ornamental planting areas are proposed. These would help to break up the extent of the hard surfacing and provide shading.

- 3.16 The site would be enclosed by 2.4m black zinc coated wire mesh fence, which would be set in 0.8m from the site boundary.
- 3.17 It is proposed to collect the water from the roofs in an underground gravity system and discharge via gravity to Cargo Beck. The water from the yard areas, which would have to be impermeable, would be collected in an underground drainage system. This would then be discharged, through a bypass petrol and silt interceptor, into the site's drainage system. Site runoff would be restricted to existing approved greenfield runoff rates.
- 3.18 The proposed development would be environmentally friendly and would be very energy efficient. It would include the following features:

natural lighting would be provided through the 8% rooflight coverage of the warehouse;

the building would be designed to achieve BREEAM 'good' rating as a minimum, reducing CO₂ emissions;

waste material generated on site would be reduced, through recycling where possible;

all offices would be designed with sealed envelopes to prevent A/C leakage;

energy efficient hand dryers/ showers/ wash hand basin taps/ urinals and WCs would be used;

the strategic location of the site would lead to a reduction in transport emissions;

all materials used in the construction would be responsibly sourced;

durable materials would be used;

high thermal efficiency panels would be used to construct the building;

elements of the building would be manufactured using 100% recycled materials;

the structure would be lightweight in order to reduce the volume of materials within the building superstructure and to reduce

fuel during transportation;

all timber used in the construction and operation of the building would be legally and responsibly sourced;

covered cycle parking provision, showers and lockers would be provided;

extensive landscaping would be provided around the building.

- 3.19 The application is accompanied by a Design & Access Statement; a Planning Statement; a Landscape & Visual Impact Assessment; a Drainage Statement/ Flood Risk Assessment; an Ecology Report; a Transport Statement; and an Environmental Impact Assessment Addendum.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and notification letters sent to thirty-seven neighbouring properties. No verbal or written representations have been made during the consultation period.

5. Summary of Consultation Responses

Department for Transport (Highways Agency): - no objections;

Network Rail: - no comments;

Cumbria County Council - (Highway Authority): - no objections, subject to conditions and the clarification of a number of issues. Further details on the proposed shift patterns should be obtained from the applicant. Applicant should submit a full engineering drawing to show details of the proposed spine road leading from the CNDR roundabout. The reduced levels of parking are acceptable, however, more than 8 cycle parking spaces should be provided (suggest 24 cycle parking spaces should be provided). Need drainage details and if Cargo Beck is being altered full hydrographic and engineering details must be provided. The site is currently traversed by a public footpath and no development should commence until the diversionary route has been approved and necessary enabling works undertaken to create the new route;

Kingmoor Parish Council: - the proposal will affect a public footpath - agrees in principle with the re-routing of the footpath;

Environment Agency: - objects to the application in principal as it currently stands, as the proposed method of surface water disposal has been changed from the outline approval and does not now include the provision of SUDS, as is required on this site. No details of any watercourse modifications have been provided. It is unclear as to how the proposal encroaches on Cargo Beck Tributary North - none of the supporting documents/ drawings currently acknowledge the existence of the beck. The development appears to involve building over and the culverting of a watercourse and would be unlikely to receive EA consent. The proposal is, therefore, contrary to Policy CP10 (Sustainable Drainage Systems) & Policy CP11 (Protection of Groundwaters & Surface Waters);

Cumbria County Council - (Archaeological Services): - the wording of conditions 8, 9 & 10 of permission 09/0170 requiring the implementation of a programme of archaeological work and building recording are still appropriate;

Access Officer, Development Services: - comments awaited;

Cumbria Constabulary - Crime Prevention: - comments awaited;

Council for Protection of Rural England/Friends of the Lake District: - consideration should be given to translocating the hedgerows that would be lost as a result of the development;

Environmental Services - Environmental Quality: - no objections, subject to condition on contamination and an informative on gulls;

Cumbria County Council - (Highway Authority - Footpaths): - believe a formal diversion application for the Public Rights of Way affected by the proposal has been received by the City Council;

Natural England: - comments awaited;

Cumbria County Council - Drainage: - until the formation of SUDS Approval Board proposed for April 2014, CCC would make any comments through Strategic Partners such as the EA.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, EC1, EC22, CP2, CP3, CP5, CP9, CP10, CP11, CP12, CP15, CP16, T1 and LC8 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues:

1. Whether The Proposal Would Be Acceptable In Principle

- 6.2 The application site is allocated for employment development, including B1, B2 and B8 uses, in the Carlisle District Local Plan 2001-2016. In September 2010, outline planning permission was granted for B1, B2 & B8 uses on the Brunthill site, which includes the application site and the land to the west and south. The indicative layout plan that accompanied this application suggested that the proposals would bring forward circa 78,870 sq m of B2/B8 floorspace, together with circa 16,200 sq m of B1 floorspace. The proposed warehouse building (Use Class B8) would have a floorspace of 28,800 sq m, with the offices (B1) having a floor area of 855 sq m, which is well within the parameters set by the outline approval. In light of the above, the proposal would be acceptable in principle.

2. Whether The Scale & Design Of The Proposal Would Be Acceptable

- 6.3 It is acknowledged that the warehouse building, which would measure 240m by 120m, with a maximum height of 15.6m, would be very large. The size and height of the building has been dictated by the internal storage requirements and the building footprint and height proposed are required to

ensure optimum efficiency for the end user. Members should note that the former Baxter's building, which is currently being redeveloped for use by Thomas Graham, and which lies to the south of application site has a ridge height of 18m.

- 6.4 The building would be constructed of a steel frame which would be clad in energy efficient composite insulated metal wall cladding. The cladding would be a mixture of light and mid-grey, with window frames being dark grey powder coated aluminium and doors also being a dark grey colour. The roof, which would contain a series of ridges with shallow pitches hidden behind a parapet, would be composite insulated metal cladding, with a light grey finish. The appearance of the building would, therefore, be in keeping with other industrial and storage buildings at Kingmoor Park.
- 6.5 A large service yard would be provided to the west of the building, with a car park for 80 cars being provided to the south. These would be accessed via a new road that would link into an existing roundabout on the CNDR.
- 6.6 Extensive landscaping would be provided around the entire perimeter of the site, with specimen trees and ornamental planting being provided within the car park. Earth mounds planted with trees and shrubs are proposed around parts of the site, with feathered trees and a large percentage evergreen species being used. This would help to screen the proposed building, service yard and car park. As well as providing some screening, the landscaped areas would help to connect the site with the surrounding areas of vegetation, including planting associated with Cargo Beck. This would help to establish new wildlife corridors whilst also providing a valuable foraging resource for a wide variety of species. Through appropriate management over time, the planting areas would become substantial wooded and shrub belts able to support a range of species.
- 6.7 The proposed development would incorporate a number of environmentally friendly features and would be very energy efficient. Details of these are contained within Paragraph 3.17 above.
- 6.8 In light of the above, the scale and design of the proposed development would be acceptable.

3. Impact Of The Proposal On The Occupiers Of Any Neighbouring Buildings

- 6.9 Kingmoor Park North, which contains a range of industrial/ employment buildings, lies to the north of the application site and is separated from it by a wide grass verge and Dukes Drive. The nearest building would be over 40m away from the north elevation of the warehouse building. A planning application has recently been submitted to create a landscaped bund and retaining structure in the grass verge (13/0771). This would help to screen the building in views from the north.
- 6.10 The land to the south and west of the application site is in agricultural use and has outline planning permission for B1, B2 and B8 uses. An internal estate

road runs along the eastern boundary of the site, beyond which lies an area of grassland and woodland.

- 6.11 In light of the above, the proposal would not have an have adverse impact on the occupiers of any neighbouring buildings, which are all in employment/ industrial use.

4. Access & Parking Matters

- 6.12 The Highways Agency, which is responsible for the CNDR, has no objections to the proposals. County Highways has no objections subject to conditions, providing a number of issues are clarified/ addressed.
- 6.13 At present, the applicant has not submitted details of the proposed spine road leading from the CNDR/A689 hub roundabout. The applicant should be required to submit a detailed engineering drawing of this road and this must include a 2.4m 'shared use' cycle path to at least one side. It is understood the road network is to remain under the control of Kingmoor Park Properties and thus not be the subject of a Highways Act 1980 Sec.38 Agreement.
- 6.14 The level of car parking proposed is acceptable, however, the proposed level of cycle parking should be increased from the currently proposed eight cycle parking spaces, particularly as the re-routed footpath could form a cycle/pedestrian link from the Crindledyke housing development to the north.
- 6.15 Subject to the above matters being resolved, County Highways has no objections to the proposals, subject to the imposition of conditions. Members will be updated on these matters at committee.

5. Drainage Issues/ Impact On Cargo Beck

- 6.16 The Environment Agency (EA) commented on the outline application (09/0170) and supported the proposal in principle as it proposed the use of a SUDS based surface water drainage strategy. The outline application was approved partly on the basis that the Masterplan demonstrated that the principle of drainage that pertains at Kingmoor Park follows the SUDS approach i.e. Sustainable Drainage System using a series of balancing ponds/ swales to store, manage and control the rate of discharge.
- 6.17 The EA has objected to the current application in principal, as it currently stands, as the proposed method of surface water disposal has been changed from the outline approval and does not now include the provision of SUDS, as is required on this site. The EA has previously pointed out that SUDS are ideally suited to the Kingmoor Park site and to distribution facilities in particular and they have been shown to add greatly to the amenity value of the site generally. The EA expected this proposal to include a fully designed drainage proposal based on SUDS. At present the application only includes design calculations for surface water, underground tanked attenuation storage and the proposed flow restriction rates.
- 6.18 The EA has also objected to the current proposal, which appears to involve building over and the culverting of a watercourse (Cargo Beck). This would

be unlikely to receive EA consent as the culverting of watercourses for other than essential access is prohibited under EA policies. Cargo Beck provides an important link to the River Eden which is classed as a Site of Special Scientific Interest (SSSI) and a Special Area of Control (SAC). The site is also adjacent to Kingmoor Nature Reserve and so Cargo Beck provides an important wildlife corridor for animals travelling to and from the River Eden.

- 6.19 The applicant has been made aware of the above issues and is currently in the process of revising the proposed surfaced water drainage so that it follows the SUDS approach. The issue of the culverting of the watercourse is also being discussed with the EA. Amended plans, that seek to address the above issues, have been submitted to the Council and these have been forwarded to the EA for consideration. Members will be updated on this issue at committee.

6. Impact Of The Proposal On The Public Footpath

- 6.20 Public Footpath 120007 runs through the northern part of the site. This footpath was shown as being diverted, when the outline planning permission was granted in 2010. The diversion of the footpath is necessary in order for this development to take place and as a consequence an application to divert this footpath has been lodged with the City Council. No development should be permitted to commence until the diversionary route has been approved and the necessary enabling works to create the new route have been undertaken.

7. Environmental Impact Assessment

- 6.21 The outline application was accompanied by an Environmental Statement (ES). The ES included an assessment of the potential environmental effects of the scheme based on a maximum amount of development and the maximum size of the proposed units. The applicant has submitted an ES Addendum, which evaluates the environmental effects that were not identified at the outline stage and takes into account the changes to the environmental impacts that are likely given the proposed changes to the scheme since the granting of outline permission. Further studies have been undertaken on landscape and visual impacts, ecology, flood risk and drainage and transport and the applicant has also submitted additional information on noise, air quality and greenhouse gases.
- 6.23 The ES Addendum has concluded that, despite the changes to the outline permission proposed by this application, there has been no material change to the conclusions of the 2009 ES or the significance of the impacts identified. This being the case, there is no reason why the application should not proceed on environmental grounds.
- 6.24 Statutory Notices, published within the Local Press and through display of Site Notices, have observed the legislative requirements to publicise applications supported by an ES and to afford the opportunity for members of the public and any other interested parties to view the proposals and/or obtain copies of the ES.

8. Other Matters

- 6.25 Environmental Health Officers have stated that the design of the building should incorporate measures to prevent the roosting and nesting of larger birds i.e. gulls. If the application is approved, an informative will be added to cover this issue.

Conclusion

- 6.26 In overall terms, the proposal would be acceptable in principle. The scale and design of the proposal would be acceptable and it would not have an adverse impact on the occupiers of any neighbouring buildings. The proposed access and parking would be acceptable, as would the diversion of the public footpath. Whilst the Environment Agency is currently objecting to the proposed surface water drainage and the culverting of the watercourse these issues should be resolved. Once the drainage issues are satisfactorily resolved, the proposal is considered to be compliant with the objectives of the relevant national and local planning policies.

7. Planning History

- 7.1 In September 2010, outline planning permission was granted for a proposed B1, B2 and B8 development with associated infrastructure and minor relocation of previously consented hotel (ref 07/0015) and pub/restaurant (ref 05/0531) (09/0170).

8. Recommendation: Grant Permission

1. In discharge of requirements for the submission of detailed particulars of the proposed development imposed by conditions 3 (part) and 4 (part) attached to the outline planning consent to develop the site.
2. The approved documents for this reserved matters application comprise:
 1. the submitted planning application form received 27th September 2013;
 2. the Site Location Plan (drawing reference P01 Rev B) received 22nd November 2013;
 3. the Proposed Site Layout (drawing reference P02 Rev B) received 22nd November 2013;
 4. the Wider Location Plan & Ownership Boundary (drawing reference P10 Rev A) received 22nd November 2013;
 5. the Landscape Masterplan (drawing reference 101414/8001 Rev B) received 25th November 2013;

6. the Warehouse Offices Floor Plans (drawing reference P07) received 6th September 2013;
7. the Proposed Warehouse Ground Floor Plan (drawing reference P03) received 6th September 2013;
8. the Proposed Warehouse Roof Plan (drawing reference P04) received 6th September 2013;
9. the Proposed Warehouse Elevations (drawing reference P05) received 6th September 2013;
10. the Proposed Warehouse Sections (drawing reference P06) received 6th September 2013;
11. the Site Visuals/Montage (drawing reference P11) received 3rd October 2013;
12. the Ambient Distribution Centre Fence Details (drawing reference P09 Rev A) received 22nd November 2013;
13. the Proposed Site Sections (drawing reference P08) received 6th September 2013;
14. the Section C-C' (drawing reference 101414/8002) received 6th September 2013;
15. the Landscape Baseline Revisions (drawing reference 2.1) received 6th September 2013;
16. the Photograph Sheet 1 (drawing reference 1.1) received 6th September 2013;
17. the Photograph Sheet 2 (drawing reference 1.2) received 6th September 2013;
18. the Photograph Sheet 3 (drawing reference 1.3) received 6th September 2013;
19. the Photograph Sheet 4 (drawing reference 1.4) received 6th September 2013;
20. the Addendum Ecological Assessment received 6th September 2013;
21. the Transport Statement received 6th September 2013;
22. the Brunthill LVIA Review received 6th September 2013;
23. the Design and Access Statement received 6th September 2013;

24. the Supporting Planning Statement received 4th October 2013;
25. the Drainage Statement/Addendum & Flood Risk Assessment received 6th September 2013;
26. the Environmental Statement Addendum received 6th September 2013;
27. the Notice of Decision; and
28. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.



Do not scale this drawing

LOCATION PLAN

BRUNTHILL ESTATE

KZ SITE AREA WITHIN APPLICATION BOUNDARY



NOTES

REV	DATE	DESCRIPTION	BY
0121212	12/21/21	ADDED BACK EXPENSES, P0005 AND ATTENUATION RATE AT 12% REASONABLENESS	SP

PROJECT TITLE
KINGMOOR PARK, BRUNTHILL
ESTATE, CARLISLE

SITE LOCATION PLAN

DRAWING NUMBER	REVISION	DATE	SCALE
001	P	ALLG 13.1.13E0	

SHEET	STATUS
A1	PLANNING

AT	PLAINING
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Autism Smith, Defender House, 2 Victoria Avenue,
Tel: 01423 522882 Fax: 014

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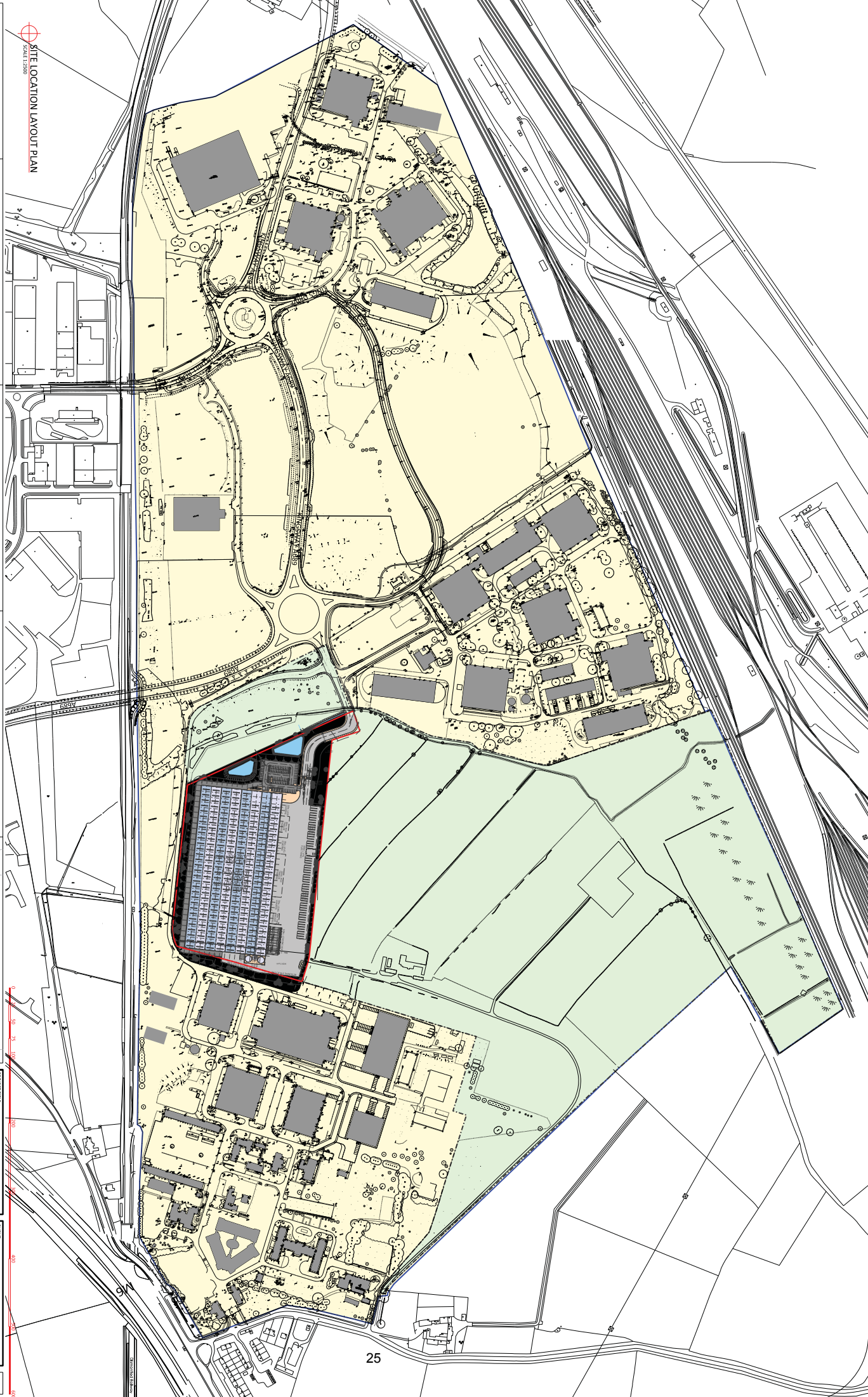
JOB NO. 13084

SITE LOCATION LAYOUT PLAN SCALE 1:2500

LOCATION PLAN

NOTES

- KINGMOOR PARK OWNERSHIP BOUNDARY
- AMBIENT DISTRIBUTION CENTRE SITE AREA



REV	DATE	DESCRIPTION	BY
01	21/11/12	ISSUED FOR DISCUSSION, DESIGN AND ATTENTION MARK & CDD REQUIREMENTS IN RESPONSE	BT

PROJECT TITLE
KINGMOOR PARK BRUNT HILL ESTATE, CARLISLE

OWNER
WIDER LOCATION PLAN & OWNERSHIP BOUNDARY

DESIGN NUMBER
P10

DATE
AUG 13 11:2500

PLANNING
A1



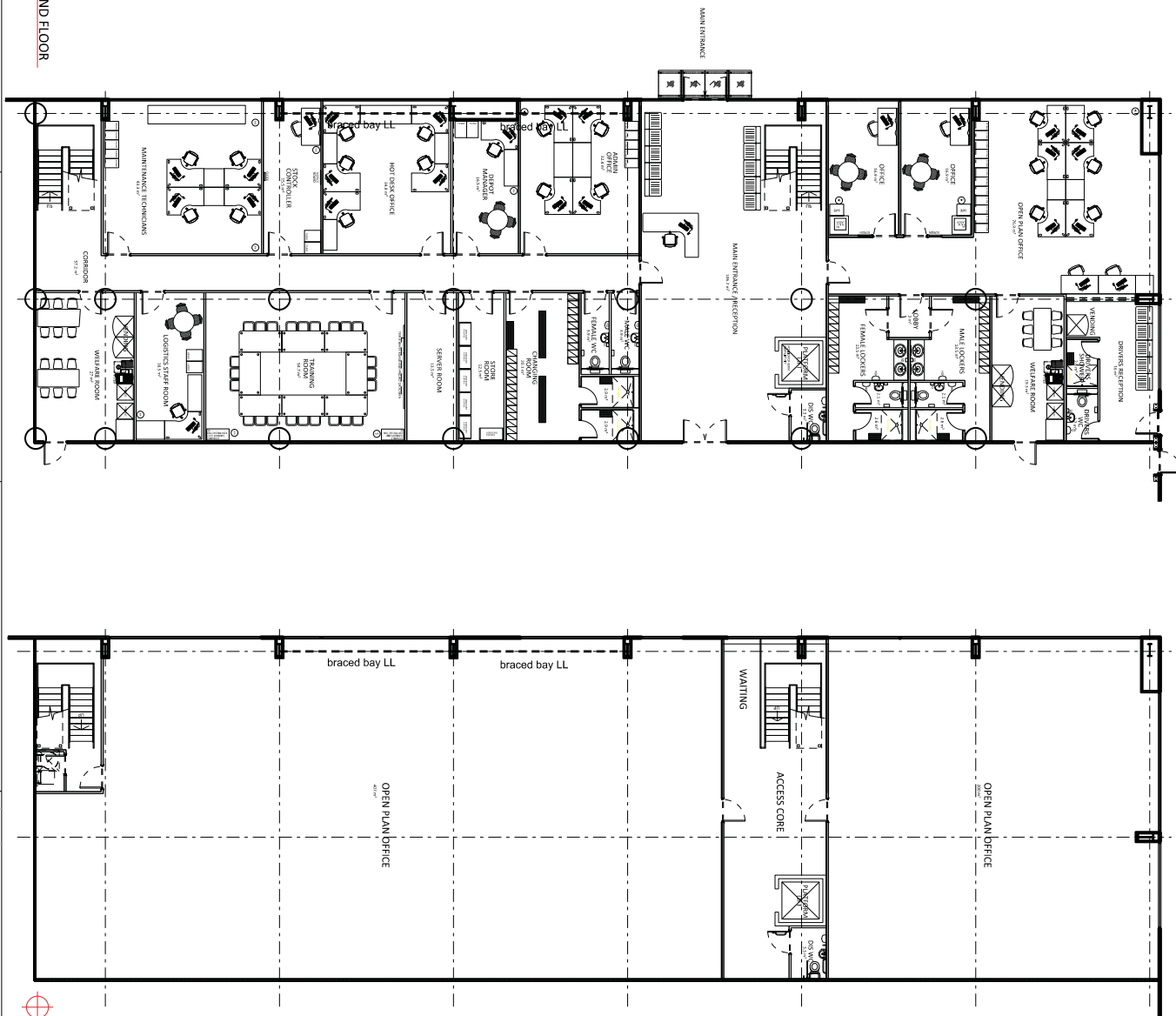
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design & development



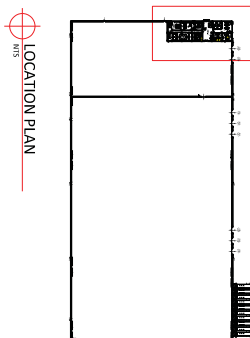
KINGMOOR PARK
Estate Management & Development

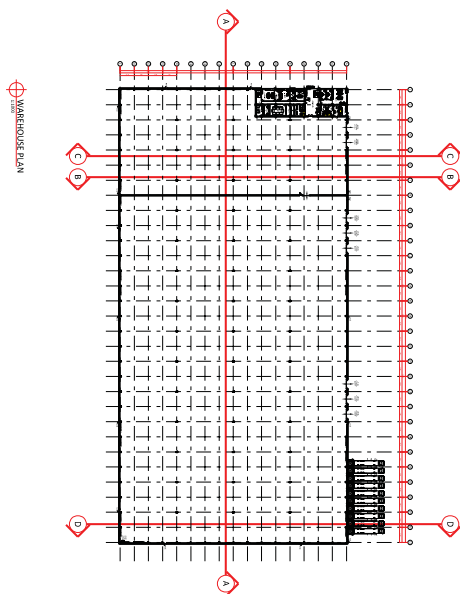
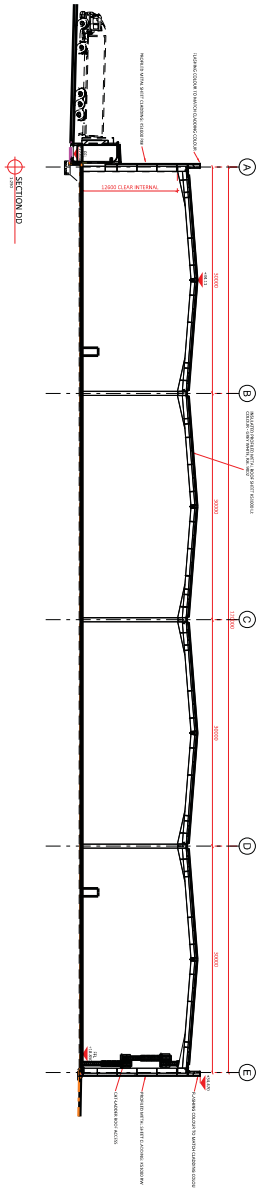
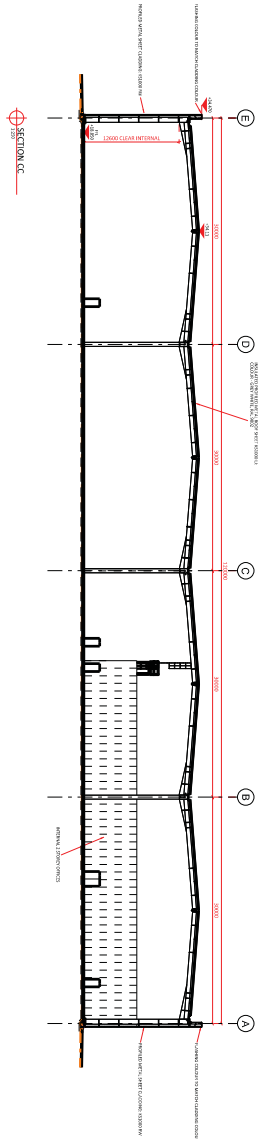
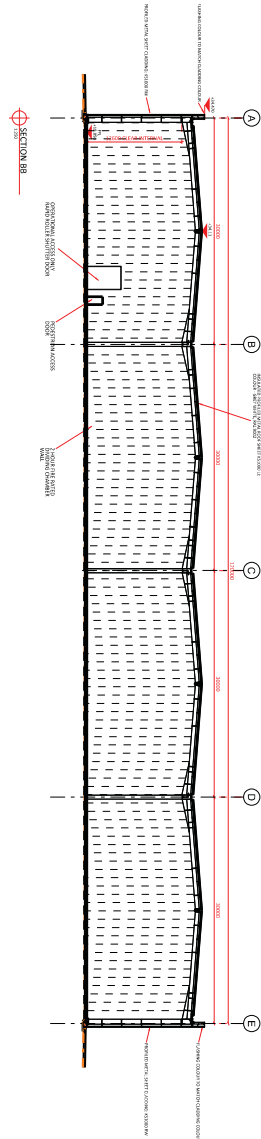
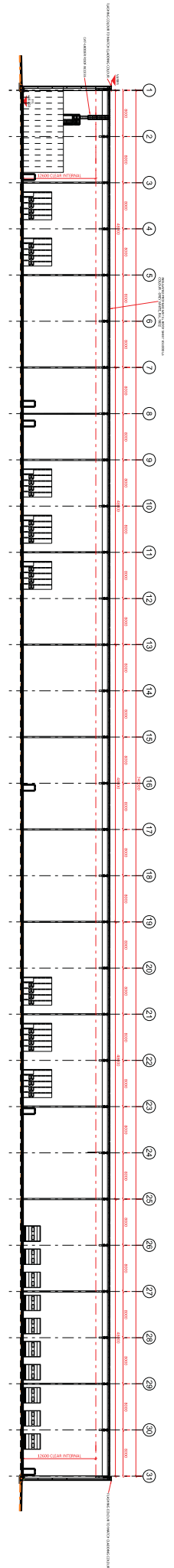
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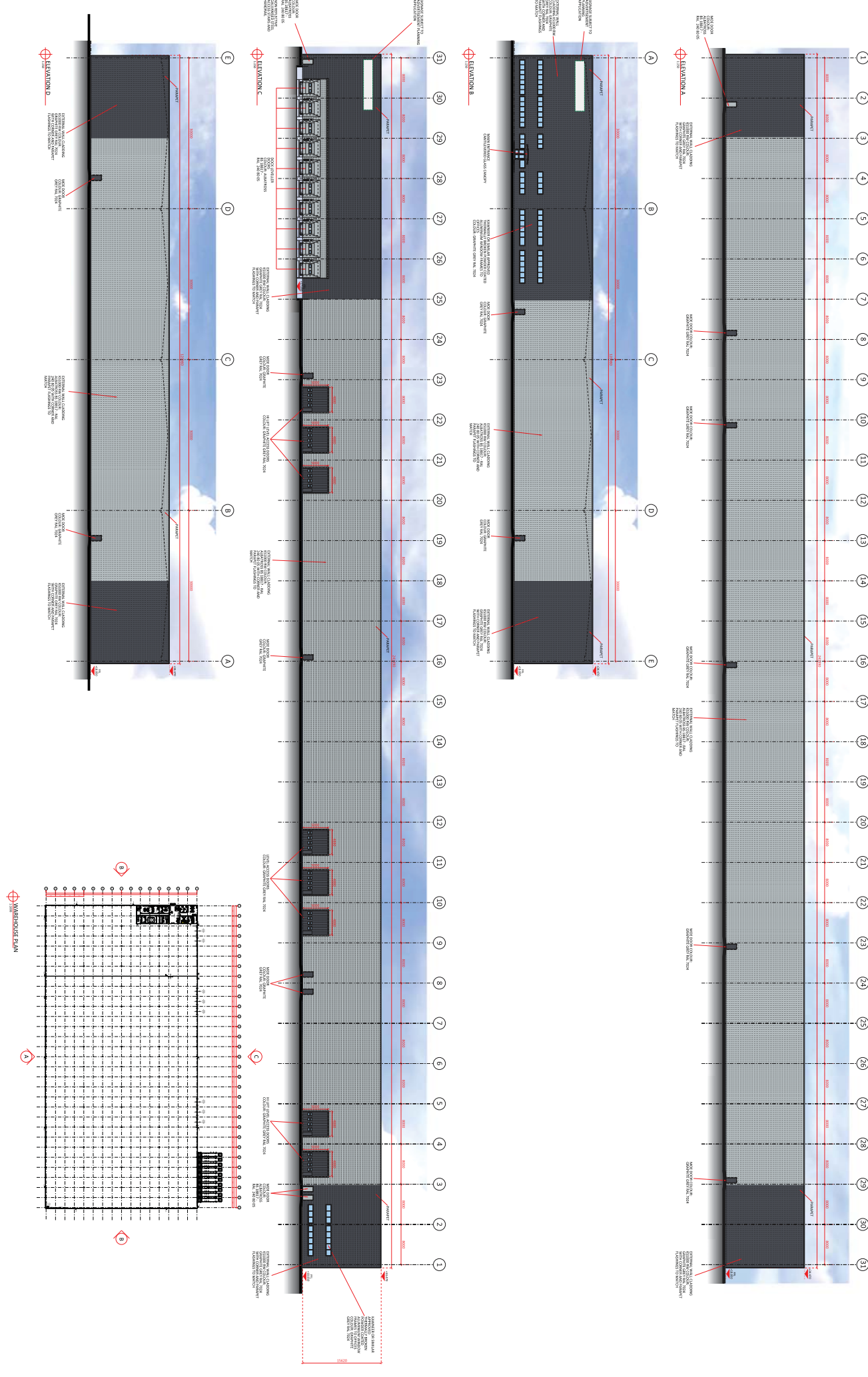
OFFICES - GROUND FLOOR
1:100



OFFICES - FIRST FLOOR
1-100









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LOCATION PLAN

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PROJECT TITLE
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ESTATE, CARLISLE

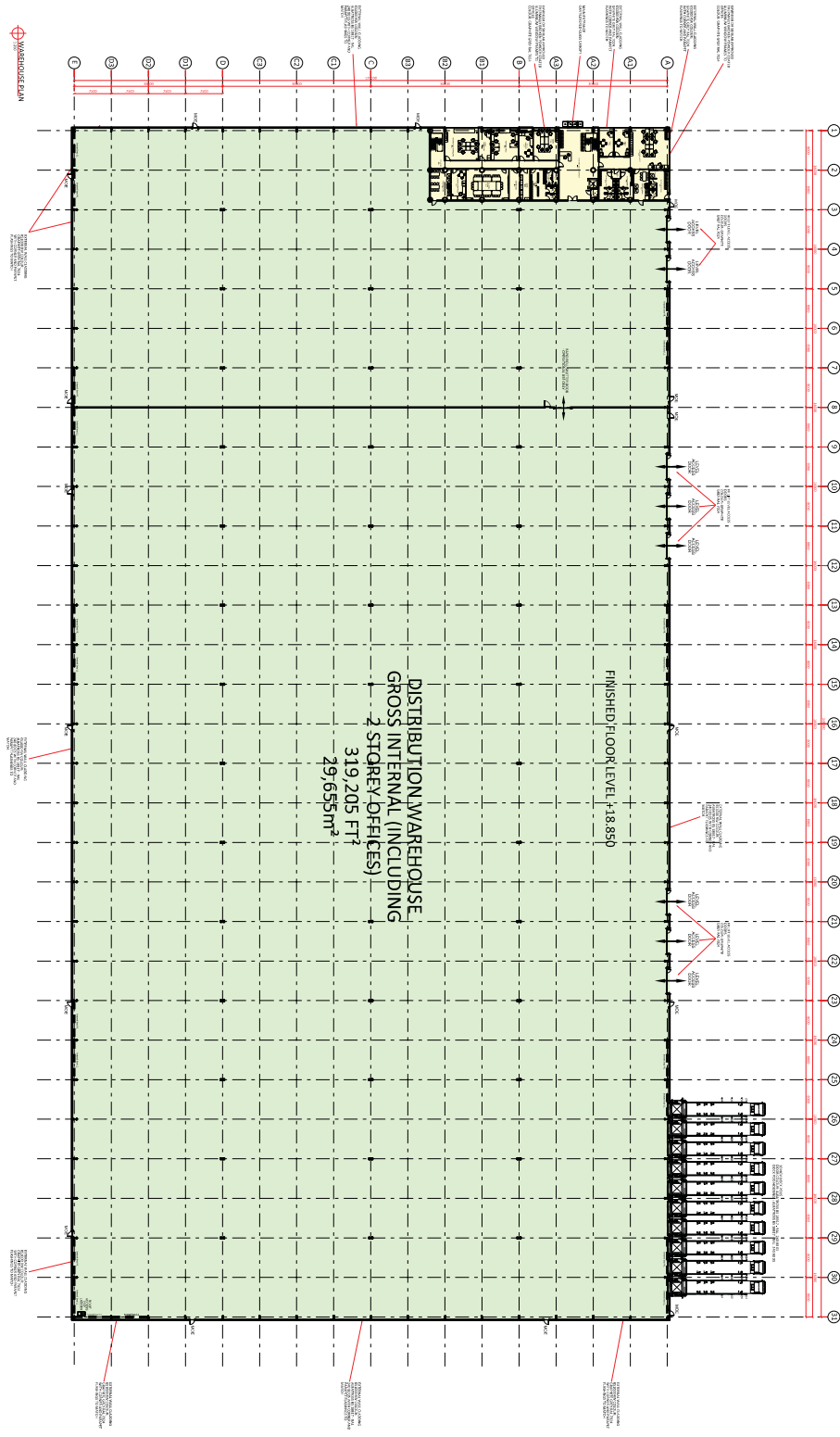
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GROUND FLOOR PLAN

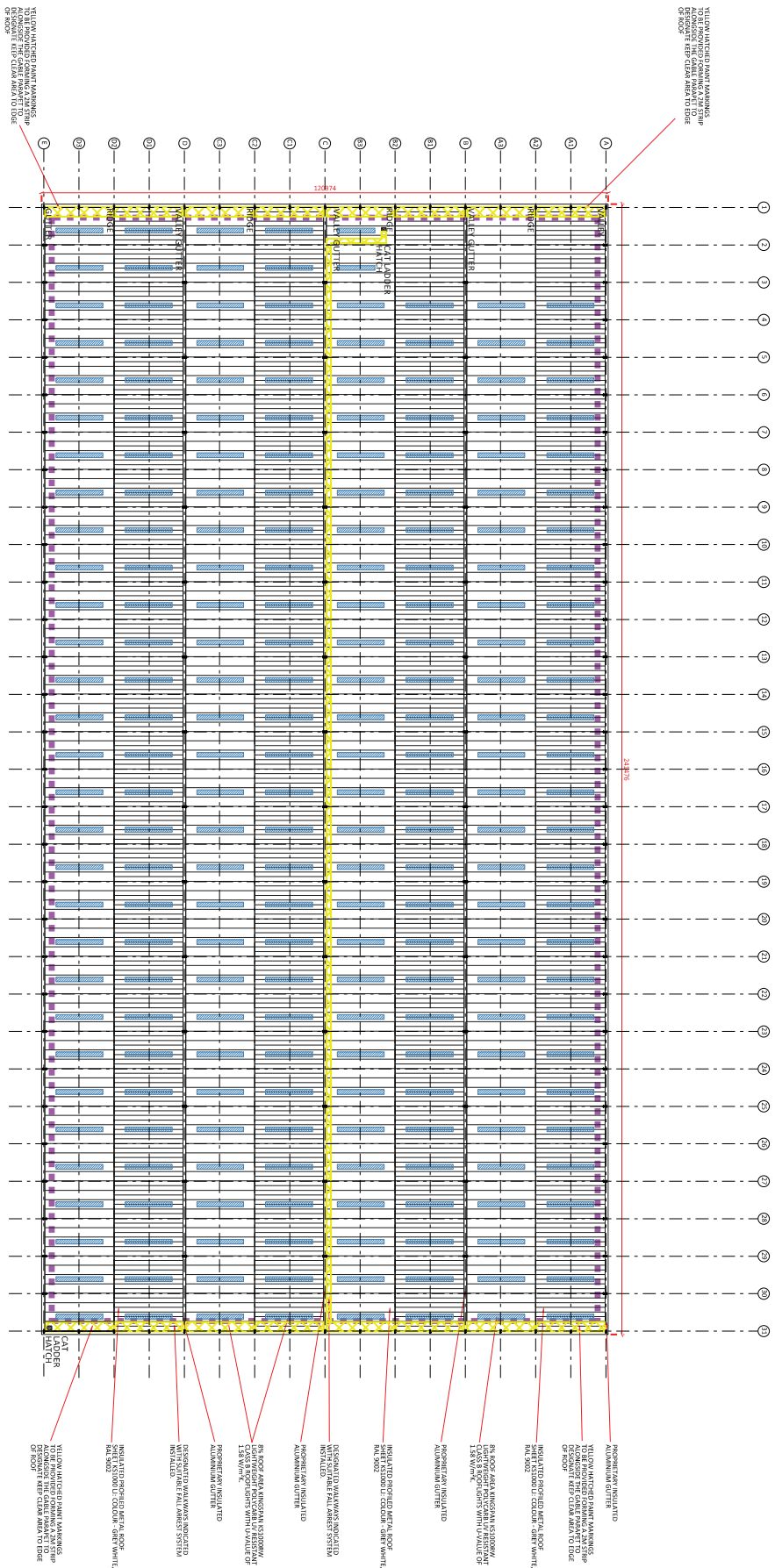
PROJ NO
P03

DATE
AUG 13

SCALE
1:500

JOB NO.
13084





WAREHOUSE ROOF PLAN

PROJECT TITLE

KINGMOOR PARK, BRUNTHILL

CLIENT

ashtonsmith

PROJECT NUMBER

P04

DATE

AUG 13

TIME

1:500

CLIENT

KINGMOOR PARK

PROJECT

PROPOSED WAREHOUSE

DATE

AUG 13

TIME

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PROJECT

PLANNING

DATE

AUG 13

TIME

1:500

PROJECT TITLE

KINGMOOR PARK, BRUNTHILL

CLIENT

ashtonsmith

PROJECT NUMBER

P04

DATE

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KINGMOOR PARK

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PROPOSED WAREHOUSE

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PROJECT TITLE

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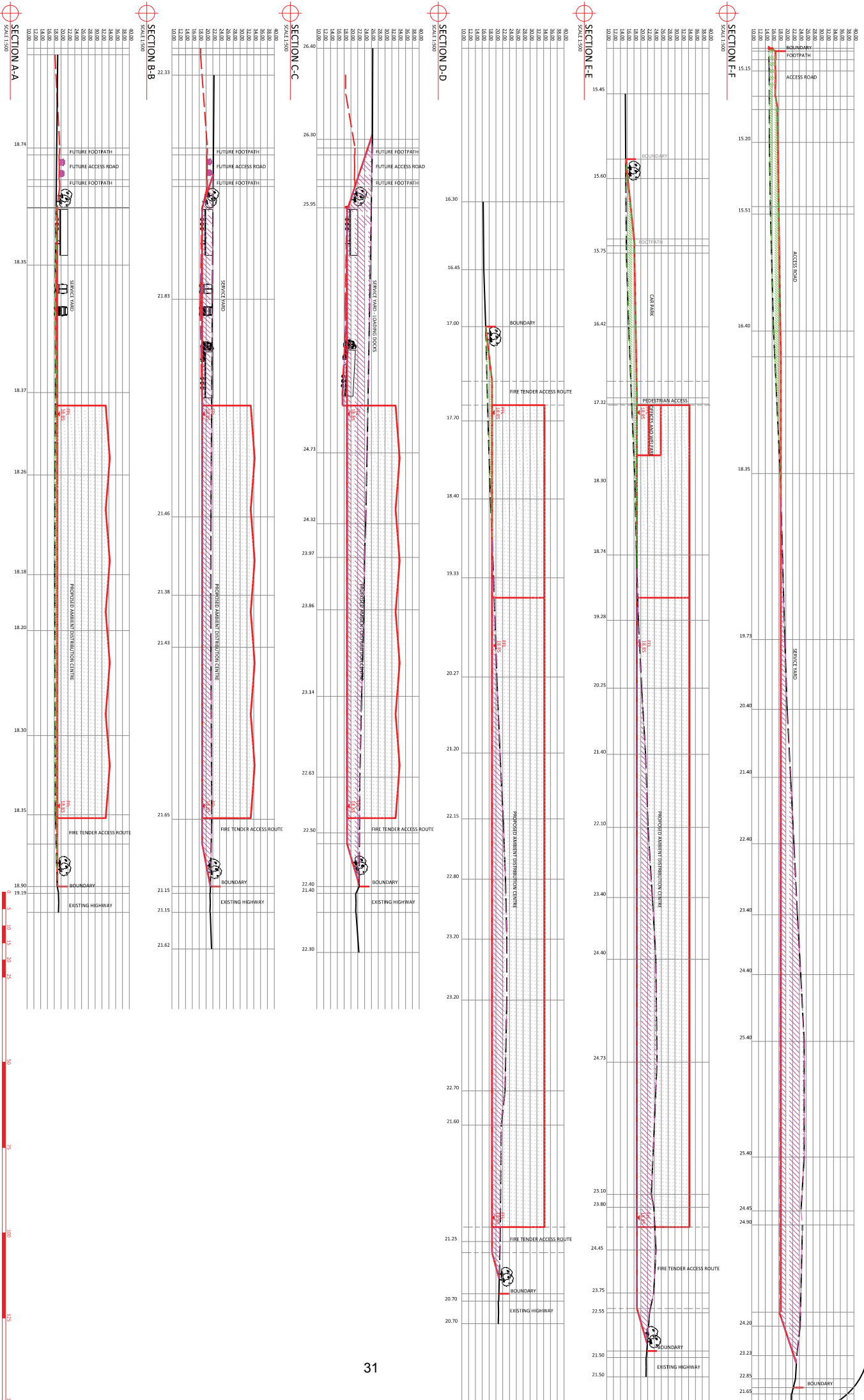
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LOCATION PLAN

NOTES

AMBIENT DISTRIBUTION CENTRE
SITE BOUNDARY

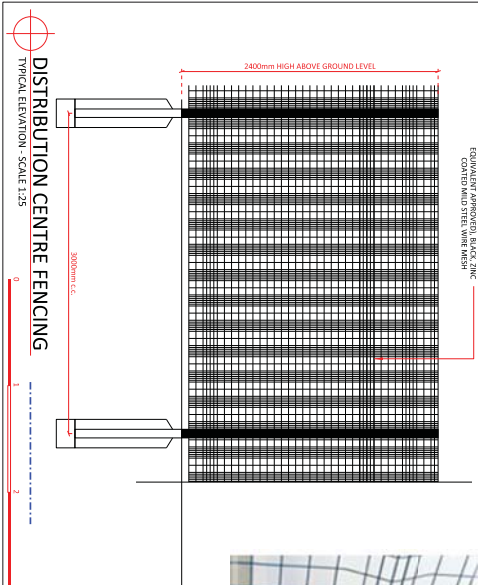
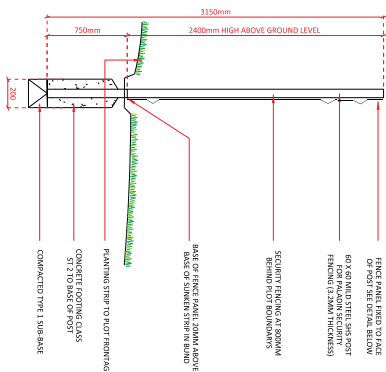
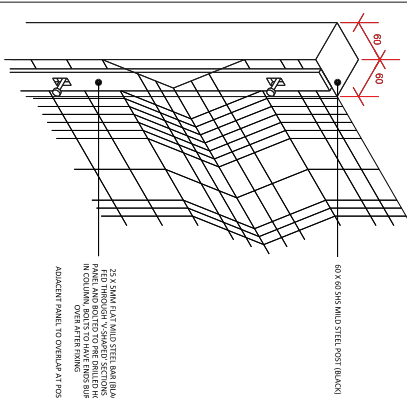
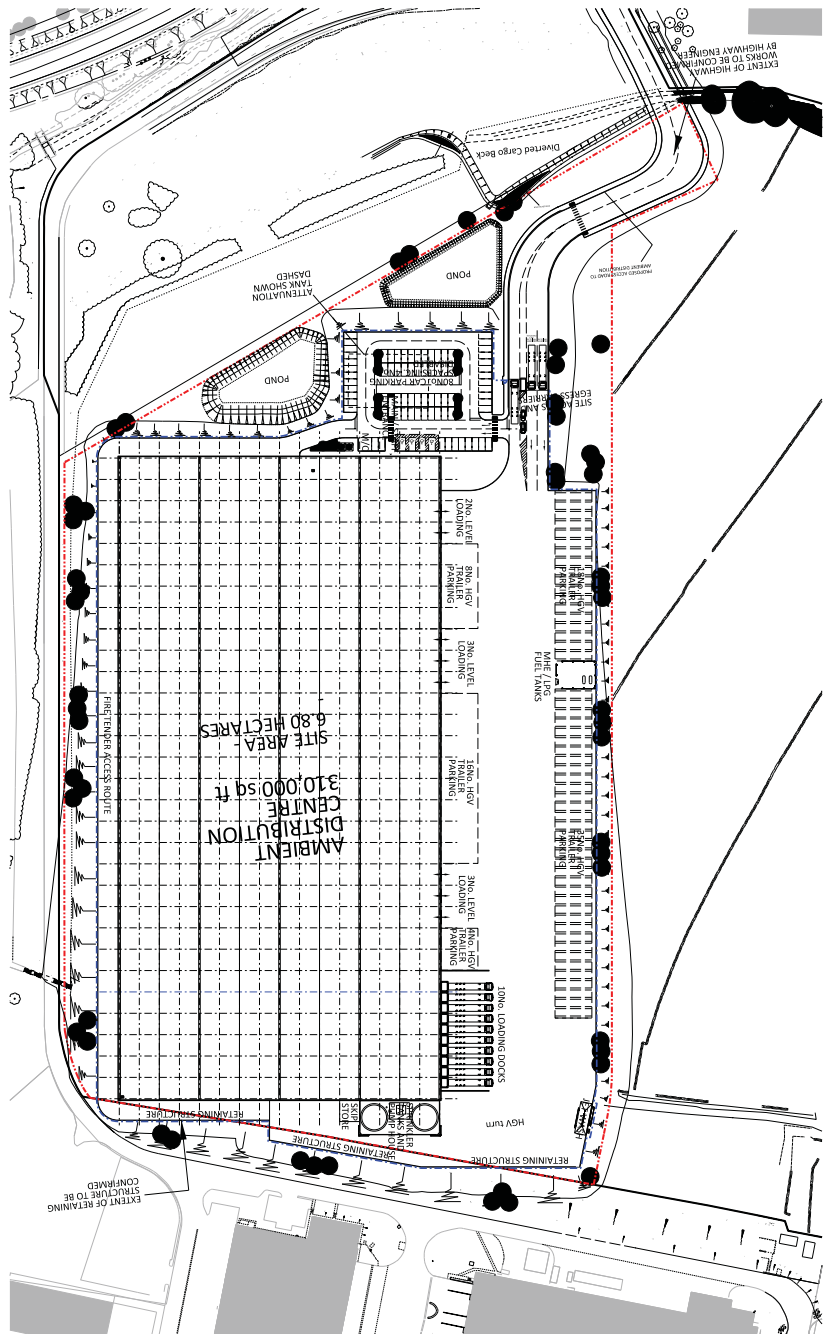
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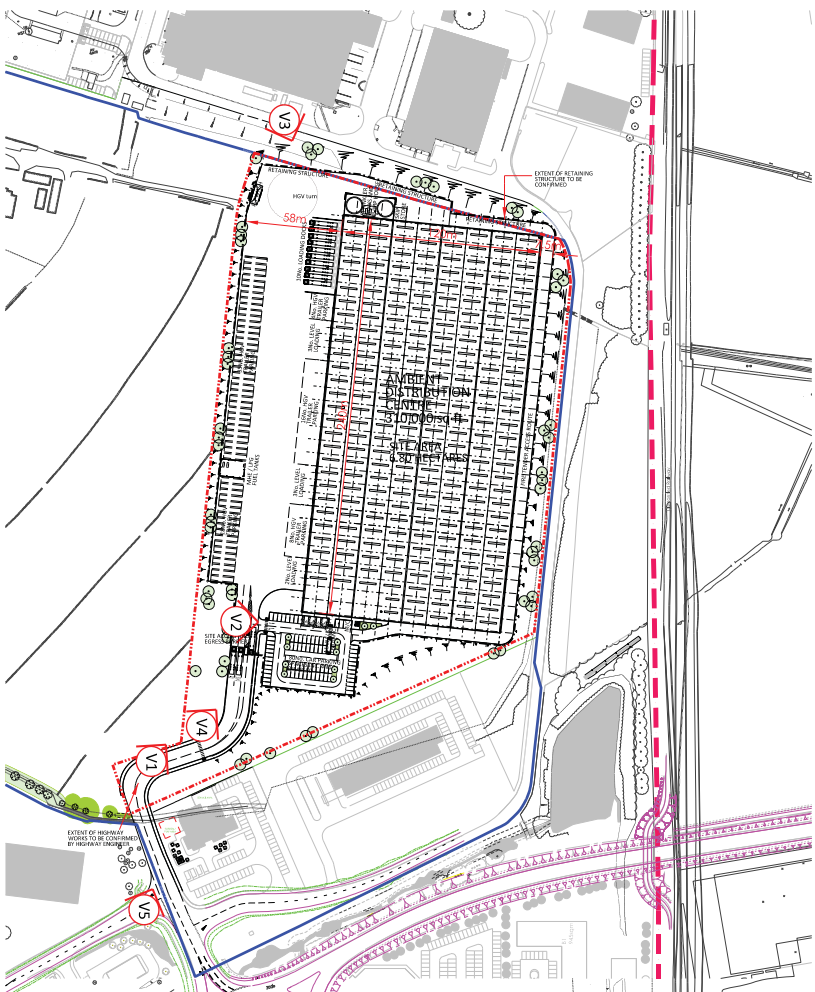
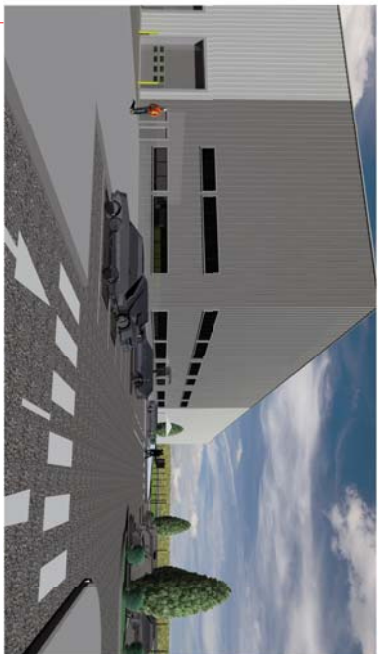
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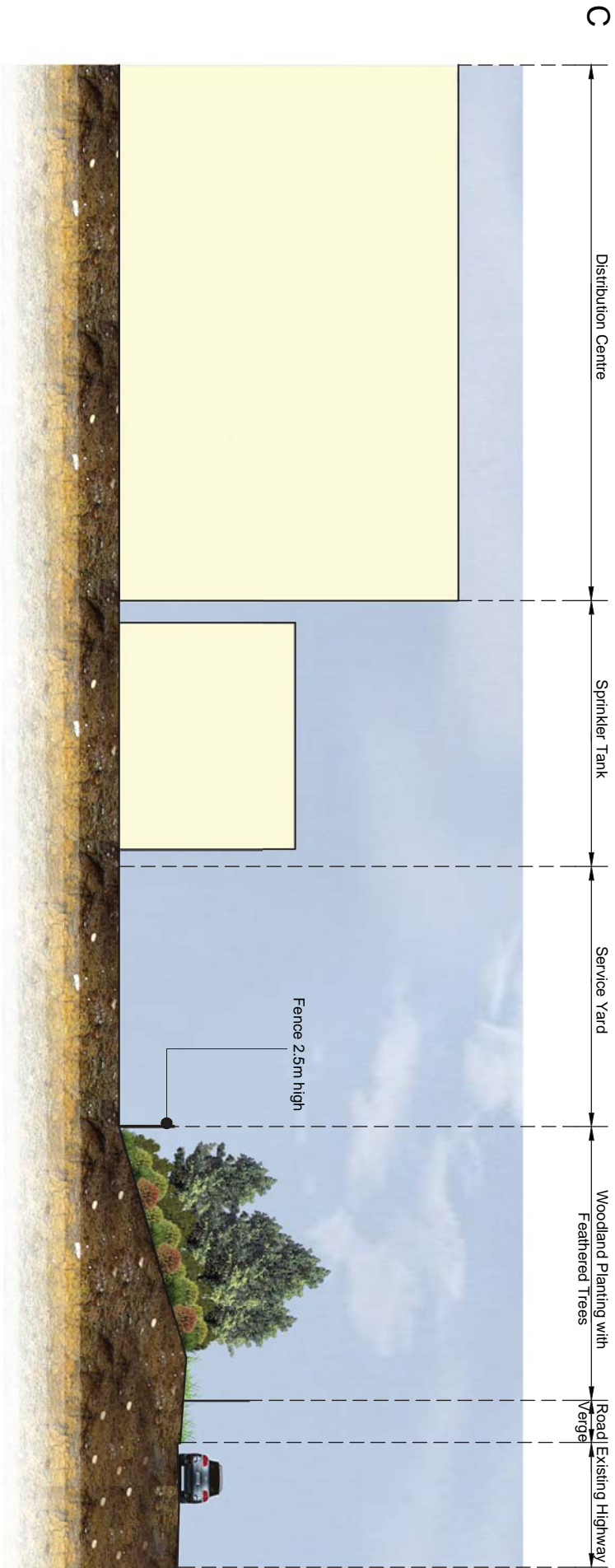
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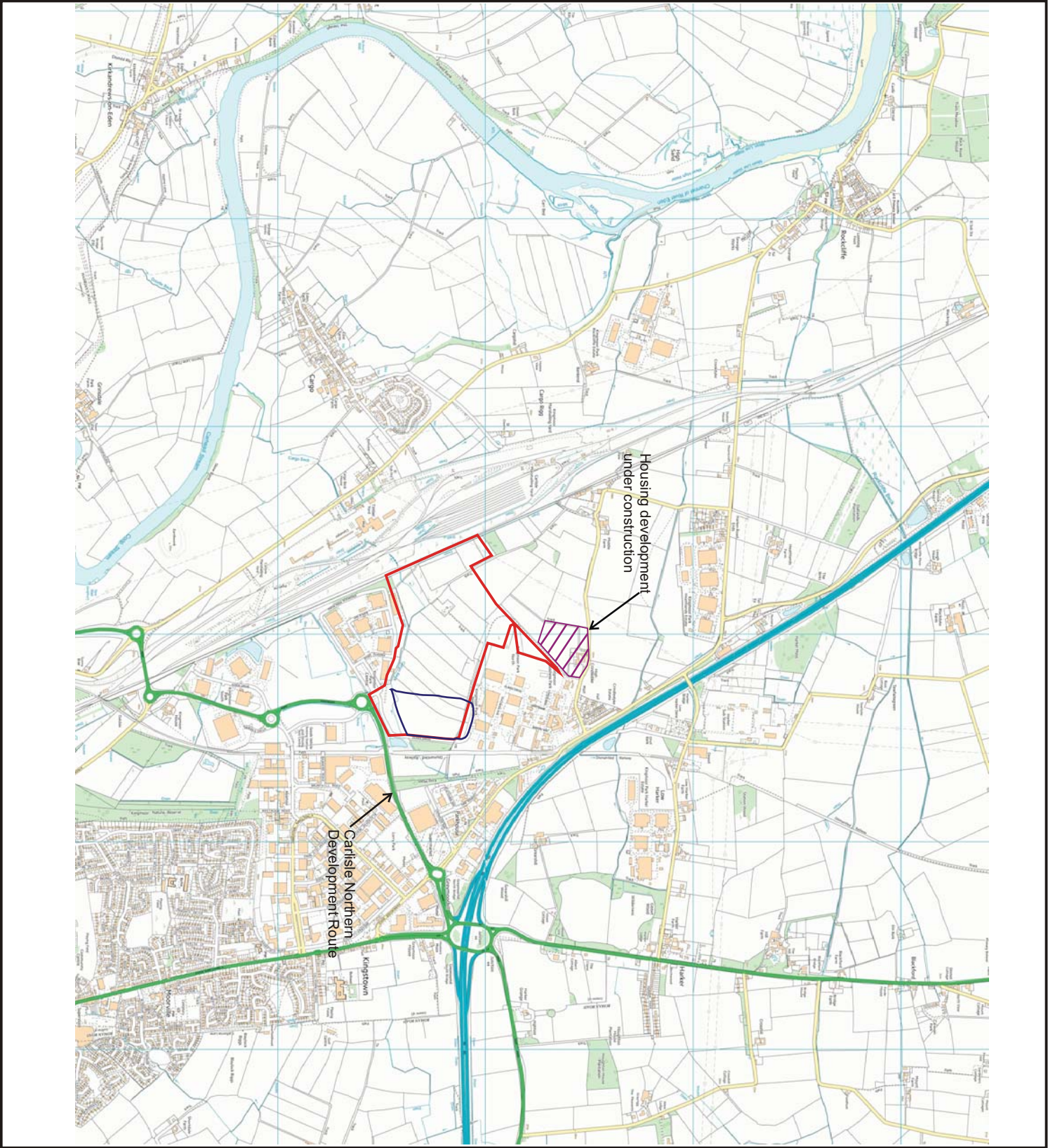
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Key

- Ambient Distribution Centre Boundary
- Brunthill Park Planning Application Boundary



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Genesis Centre
Brunthill Science Park Warrington
WA3 9JH 844004
Tel 01925 844004
Fax 01925 844002
e-mail tep@tep.co.uk

Project:

Land at Brunthill, Kingmoor Park, Carlisle
Landscape and Visual Assessment
Review

Figure No:

2.1

Drawing Title:

Landscape Baseline Revisions

Scale:

