

SCHEDULE A: Applications with Recommendation

16/0784

Item No: 11

Date of Committee: 25/11/2016

Appn Ref No:
16/0784

Applicant:
Mr R Martin

Parish:
Dalston

Agent:
Gray Associates Limited

Ward:
Dalston

Location: Land To South East Of Orton Grange Roundabout, Orton Grange,
Carlisle, CA5 6LA

Proposal: Erection Of 4no. Detached Dwellings

Date of Receipt:
06/09/2016

Statutory Expiry Date
01/11/2016

26 Week Determination
01/02/2017

REPORT

Case Officer: Barbara Percival

1. Recommendation

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

2. Main Issues

- 2.1 Principle of development
- 2.2 Impact of the proposal on the character of the area
- 2.3 Whether the scale and design of the dwelling are acceptable
- 2.4 Impact of the proposal on the living conditions of neighbouring residents
- 2.5 Proposed methods of foul and surface water drainage
- 2.6 Impact of the proposal on highway safety
- 2.7 Impact of the proposal on the existing trees and hedgerow
- 2.8 Impact of the proposal on biodiversity
- 2.9 Other matters

3. Application Details

The Site

- 3.1 The application site, equating to approximately 4827 square metres, is part of an agricultural field located to the south east of the A595 roundabout at

Orton Grange. The 'triangular' application site is delineated along its western and eastern boundaries by native hedgerows with several mature trees, subject to a temporary Tree Preservation Order No. 285, located along its south eastern boundary. The northern boundary of the application site is devoid of any boundary treatment; however, there is a native hedgerow planted along the boundary of the field which fronts onto the A595 county highway.

- 3.2 Grange Park Road, a no-through road runs adjacent to the eastern boundary of the site which would provide access to the proposed dwellings together with existing dwellings along Grange Park Road and Orton Grange Park. To the north of the application site is the A595 Carlisle to Thursby road beyond which Cranston's Food Hall and Orton Grange Farm Shop and associated facilities are located. Dobies Garden Centre is located to the south east of the application site. There are bus stops either side of the A595 in close proximity to the application site.

The Proposal

- 3.3 The application seeks Full Planning Permission for the erection of 4no. detached dwellings. Each of the proposed dwellings would be individual in style and design with the amenity spaces serving each of the properties to the front and rear. The sizes and accommodation provided for each of the dwellings are as follows:
- Plot 2 - 15.3 metres in length with a maximum width of 9.8 metres including the porch and a maximum ridge height of 7.1 metres. The ground floor accommodation would comprise of a lounge, kitchen/living room/sun room, hall, utility, w.c., garage and porch with 1no. ensuite bedroom, 3no. bedrooms, landing and bathroom above;
 - Plot 3 - 15.8 metres in length with a maximum width of 9.4 metres and a ridge height of 6.9 metres. The accommodation provided would consist of a kitchen/sun room, lounge, hall, utility, w.c. and garage with 1no. ensuite bedroom, 3no. bedrooms, landing and bathroom above.
 - Plot 4 - 17.15 metres in length with a maximum width of 8.55 including rear porch metres and a maximum ridge height of 7.45 metres. The accommodation provided would comprise of a lounge, kitchen/dining room, hallway, utility, w.c. and garage with 1no. ensuite bedroom, 3no. bedrooms, landing and bathroom above.
 - Plot 5 - 12.6 metres in length with a maximum width of 18.2 including rear porch metres and garage with a maximum ridge height of 7.45 metres. The accommodation provided would comprise of a lounge, kitchen/dining room, study/bedroom, hall, utility, w.c. and garage with 1no. ensuite bedroom, 3no. bedrooms, landing and bathroom above.
- 3.4 The main elevations and gables of Plots 2 and 3 would be finished in a combination of 'Wienerberger Cassandra Multi Stock' facing bricks and render. The front and rear elevations of Plots 3 and 4 would be finished in a

mixture of sandstone and render with the gable elevations finished in facing bricks and render. Kentdale natural blue slates would be used on the roofs of all of the proposed dwellings. The windows and doors would be dark grey uPVC/aluminum. Green Oak stanchions would be used on the front porches of Plots 2, 4 and 5 together with the rear projections of Plots 5 and 4. All the proposed materials and finishes would reflect other properties within the immediate vicinity.

4. Summary of Representations

4.1 This application, as originally submitted, was advertised by the direct notification of forty-one neighbouring properties and the posting of a Site Notice. In response, five representations of objection and one representation of comment were received.

4.2 The representations of objection to the originally identified scheme highlight the following issues:

1. impact on the character of the area
2. loss of a view
3. impact on highway safety
4. loss of value of existing properties
5. maintenance of highway
6. a footpath and street lighting should be subject of a condition
7. proposed method for foul and surface water
8. development not in keeping with local vernacular
9. children's play equipment should be included within the development
10. object to the suggested provision of a play park within the development
11. proposed bund out of character in the locality
12. adequacy of road to accommodate construction vehicles
13. loss of privacy

4.3 Whilst the representation of comment outlines the following issues:

1. do not object to the development but consider bungalows would be more appropriate to reduce the effect on the visual amenity currently enjoyed by existing residents

2. the existing access road should be upgraded
 3. a footpath should be provided along Grange Park Road
 4. adequacy of road to accommodate construction vehicles
 5. proposed drainage methods
 6. the proposed bund is out of character with the area
- 4.4 Revised details have subsequently been submitted which now illustrate the reduction in the number of dwellings within the application site together with revised house types. In response three representations of objection has been received which highlight the following issues:
1. the revisions do not overcome previous objections
 2. the height of the buildings are out of character with the area
 3. Grange Park Road should be resurfaced following any development
 4. a play park should be provided in the northern area of the site
 5. adequacy of road to accommodate construction traffic
 6. a footpath and lighting should be provided along Grange Park Road
 7. the mature trees bordering the site should be retained
 8. impact on highway safety especially during any construction works

5. Summary of Consultation Responses

Local Environment, Waste Services: - no objections;

Dalston Parish Council: - no observations;

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objection to the proposed development subject to the imposition of conditions in respect of: visibility; access/parking construction; construction traffic parking; prevention of surface water discharging onto the highway; no additional access/egress and the provision of a footpath;

Northern Gas Networks: - no objections to the proposals, however, there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then it is required that the promoter of these works to contact United Utilities directly to discuss their requirements in detail. Should diversionary works be required these will be fully chargeable;

Local Environment - Environmental Protection: - no objections subject to the imposition of a condition in respect of unexpected ground contamination.

6. Officer's Report

Assessment

- 6.1 Section 54a of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP2, SP6, HO2, IP3, IP6, CC5, GI1, GI3 and GI6 of the Carlisle District Local Plan 2015-2030. Other material considerations are Supplementary Planning Documents (SPD) adopted by the City Council, in particular 'Achieving Well Designed Housing' and 'Trees and Development'.

1. Principle of Development

- 6.3 Paragraph 14 of the NPPF outlines that *"at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking"*. The NPPF seeks to promote sustainable development and in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are small groups of smaller settlements, development in one village may support services in a village nearby.
- 6.4 The aims of the NPPF is reiterated in Policy HO2 of the Local Plan which outlines that new housing development other than those allocated will be acceptable within or on the edge of Carlisle, Brampton, Longtown and in the rural area provided that the development would not prejudice the delivery of the spatial strategy of the Local Plan and be focussed in sustainable locations subject to satisfying five criteria.
- 6.5 When assessing the application against the foregoing policies, the application site is a small parcel of agricultural land which has become detached from the main farmstead of Orton Grange Farm by the re-configuration of the A595 Carlisle to Thursby road following the construction of the Carlisle Northern Development Route. The parcel of land is well contained along its northern, eastern and western boundaries by three county highways, the A595 road, the no-through road of Grange Park Road and the U1134 county highway respectively. Other residential properties are located along Grange Park Road together with Orton Grange Park.
- 6.6 Orton Grange has a variety of services which consist of a butchers, farm shop, cafe, swimming pool, hairdressers and beauty treatment rooms. There are also bus stops immediately adjacent the A595 within close proximity of the application site. Furthermore, Orton Grange is sufficiently well related to Dalston and Carlisle both geographically and in terms of the road network.
- 6.7 In such a context, the application site is well contained within existing landscape features, it is physically connected, and integrates with, the

settlement, and would not lead to an unacceptable intrusion into open countryside. Accordingly, the application site is considered to be in a sustainable location for housing development, therefore, the principle of development is acceptable.

2. Impact Of The Proposal On The Character Of The Area

- 6.8 The Cumbria Landscape Character Guidance and Toolkit (March 2001) identifies that the site falls within the Cumbria Landscape Character Sub-Type 5a 'Ridge and Valley'. The toolkit advises that key characteristics of this landscape are: a series of ridges and valleys that rises gently toward the limestone fringes of the Lakeland Fells; well managed regular shaped medium to large pasture fields, hedge bound pasture fields dominate, interspersed with native woodland, tree clumps and plantations; scattered farms and linear villages found along ridges, large scale structures generally scarce.
- 6.9 The application site forms part of an agricultural field located between the road network and other residential properties along Grange Park Road. The boundaries of the site are delineated by native hedgerows and a group of mature trees. It is inevitable that the erection of a new dwellings on agricultural land would have some visual impact on the landscape character of the area. In mitigation, the topography of the land is such that the application site is lower than that of the adjacent A595 and slopes from north to south. When travelling along the surrounding highway network, the proposed dwellings would be viewed in the context of other residential properties and farm/commercial buildings together with pockets of landscaping. The majority of the existing landscaping delineating the site with the exception of the proposed accesses would be retained. Further landscaping is also proposed in the northern section of the field which would consist of the formation of a 1.5 metre high kest (raised hedge bank) behind the existing roadside hedgerow . Further tree planting in this section of the field is also proposed. Accordingly, there would not be such a significant detrimental impact on the character of the area to warrant a refusal of the application.

3. Whether The Scale And Design Of The Dwellings Are Acceptable

- 6.10 Policies seek to ensure the development is appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policy SP6 of the Local Plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale, massing and established street patterns and by making use of appropriate materials and detailing.
- 6.11 When assessing the character of the area, it is evident that there are a variety of commercial and residential properties of differing styles; however, the majority of those dwellings and buildings with county highway frontages are

either of one and a half storey or two storey construction.

- 6.12 As previously outlined in the report the application seeks Full Planning Permission for the erection of four individual styled detached dwellings. The materials would be sympathetic to other properties within the vicinity with the proposed ridge lines of the proposed dwellings also comparable. Furthermore, the proposal has been so designed to achieve adequate amenity space and off-street parking to serve the proposed dwellings.
- 6.13 Notwithstanding the foregoing, conditions are recommended requiring the submission of existing and proposed ground levels and the height of the proposed finished floor levels and ridge height of the proposed dwellings. Accordingly, the proposed dwellings would complement the local vernacular and would not have such a detrimental impact on the character of the area to warrant a refusal of the application.

4. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

- 6.14 Policies within the Local Plan seek to ensure that development proposals should be appropriate in terms of quality to that of the surrounding area. One of the criterion of Policy SP6 being that the living conditions of the occupiers of adjacent residential properties are not adversely affected by proposed developments. This is echoed and reinforced in the City Council's SPD 'Achieving Well Designed Housing'. The SPD outlines that in order to protect against privacy loss a minimum of 21 metres between primary facing windows and 12 metres between any walls and primary windows should be achieved.
- 6.15 Objections have been raised by the occupiers of properties along Grange Park Road in respect of the impact of the development on their living conditions citing loss of privacy, over-dominance, loss of view, intensification of use and loss of value to existing properties.
- 6.16 The objections of the third parties are noted; however, the location of the proposed dwellings not only meet but are in excess of the distances outlined in the SPD which would also mitigate for any perceived potential impact due to scale and massing. Furthermore, the existing landscaping along the eastern boundary of the application site with the exception of the three access points is to be retained.
- 6.17 The loss of a view or potential decrease in value of existing properties are not material planning considerations. In respect of intensification of use, it is inevitable that any development proposals in an otherwise undeveloped area would lead to increased levels of traffic and noise; however, given that the proposal is for four dwellings the level of usage would not be so significant to warrant refusal of the application on this basis.

5. Proposed Method Of Foul And Surface Water Drainage

- 6.18 There is a clear policy requirement to provide adequate provision for foul and surface water facilities to ensure that sufficient capacity exists prior to commencement of any development. The submitted documents illustrating

that each property would be served by a package treatment plant. Surface water would be via an attenuation system before entering the field drainage system.

- 6.19 Members should note that the Lead Local Flood Authority in respect of surface water drainage raise no objection to the proposal but recommend a series of pre-commencement conditions. These conditions would ensure that the proposed development would not have a detrimental impact on surface water within the vicinity together with further conditions requiring details for a surface water drainage system and management plan.
- 6.20 In respect of foul water drainage, a condition is also recommended requiring the submission of details in respect of the proposed package treatment plants to serve each of the dwelling prior to commencement of any development. This details would then be assessed by the relevant Statutory Consultees. If such details prove to be unacceptable, it may be that the residential development would stall as a result.

6. Impact Of The Proposal On Highway Safety

- 6.21 The submitted drawings illustrate that access to the dwellings would be via Grange Park Road. Plots 2 and 3 would have a shared access with Plots 4 and 5 served by individual accesses.
- 6.22 Cumbria County Council, as Highway Authority, following the receipt of additional information, raise no objections to the proposal subject to the imposition of conditions in respect of: visibility; access/parking construction; construction traffic parking; prevention of surface water discharging onto the highway; no additional access/egress and the provision of a footpath.
- 6.23 Several occupiers of Grange Park Road question the adequacy of the highway to accommodate the additional traffic resulting from the proposed development and construction traffic. The views of the objectors are noted; however, in light of the comments from the Highway Authority it would be difficult to substantiate a refusal of the application on highway safety grounds.
- 6.24 Another issue raised by objectors is that a footpath and street lighting be provided along the length of Grange Park Road. The Highway Authority concurs with the provision of a footpath which is subject of a condition; however, do not consider the installation of street lighting necessary. A further concern raised by the objectors is the existing condition of the highway surface and the potential for construction traffic to exacerbate it. This is not a material planning consideration; however, Members should note that Cumbria County Council has confirmed that it is the responsibility of Cumbria County Council to maintain Grange Park Road and are aware of the concerns of the residents.

7. Impact Of The Proposal On The Existing Trees and Hedgerows

- 6.25 Policy GI6 of the Local Plan seek to ensure that proposals for new development should provide for the protection and integration of existing

trees and hedges where they contribute positively to a locality, and/or are of specific natural or historic value. Furthermore, the City Council's SPD 'Trees and Development' outline that not only should the design of developments seek to retain existing tree and hedgerow features, but sufficient space should be allocated within the schemes to ensure integration of existing features and space for new planting. Accordingly, it is important that these issues are considered at the very start of the planning process.

- 6.26 The western and eastern boundaries of the application site are delineated by native hedgerows with a group of trees, subject of Tree Preservation Order 285, in the south eastern section of the site. The submitted drawings document indicate that with the exception of the proposed access the existing trees and hedgerows would be retained. Additional landscaping is also proposed in the northern section of the field adjacent to the application site.
- 6.27 The City Council's Landscape Architect/Tree Officer has been consulted and has verbally confirmed that there are no objections to the proposal subject to the imposition of conditions requiring the submission of a landscaping scheme and tree/hedge protection barriers.

8. Impact Of The Proposal On Biodiversity

- 6.28 The Council's GIS Layer has identified that there is the potential for several key species to be present within the vicinity. Using the guidance issued by Natural England, the development would not harm protected species or their habitat; however, an Informative is recommended should Members approve the application that if a protected species is found all work must cease immediately and the Local Planning Authority informed. A condition is also recommended that works involving the removal of section of the hedgerows are undertaken outwith the bird nesting season unless the absence of nesting birds has been established through a survey.

9. Other Matters

- 6.29 Views have been received that both support and oppose the provision of a play area within the northern section of the remaining field. Policy GI6 of the Local Plan only requires the provision of an informal space for play and recreational/amenity use on developments of more than twenty dwellings. Accordingly, there is no policy requirement given that the development seeks permission for four dwellings only.

Conclusion

- 6.30 In overall terms, the application is compliant with the objectives of the National Planning Policy Framework, Planning Policy Guidance, relevant Local Plan policies and Supplementary Planning Documents. Accordingly, the application is recommended for approval.

7. Planning History

7.1 There is no relevant planning history.

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 approved documents for this Planning Permission comprise:

1. the submitted planning application form received 31st August 2016;
2. the Supporting Document Rev A received 9th November 2016;
3. the Contamination Desk Top Study received 31st August 2016;
4. the elevations received 20th October 2016 (Drawing No. D.01c);
5. the floor plans received 20th October 2016 (Drawing No. D.02b);
6. the site plan received 9th November 2016 (Drawing No. D.03d);
7. the location plan received 8th November 2016 (Drawing No. D.04b);
8. the drainage detail received 20th October 2016 (Drawing No. D.05);
9. the Notice of Decision; and
10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Prior to the commencement of development details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor and ridge heights of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the approved development overcomes any problems associated with the topography of the area.

4. The development shall not commence until visibility splays providing clear visibility of 50 metres in a north westerly direction and 50 metres in a south easterly direction measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway from a point 2.4 metres back from the edge of the carriageway for Plots 3, 4 and 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be formed before general development of the site commences so that construction traffic is safeguarded.

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

5. The development shall not commence until visibility splays providing clear visibility of 45 metres in a north westerly direction and 45 metres in a south easterly direction measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway from a point 2.4 metres back from the edge of the carriageway for Plot 2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be formed before general development of the site commences so that construction traffic is safeguarded.

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

6. A footway shall be provided on the western side of Grange Park Road that links continuously and conveniently to the nearest existing footways to the north and south of the application site.

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

7. Ramps shall be provided on each side of every access as well as the existing footpath at the northern end of Grange Park Road to enable wheelchairs, pushchairs etc. to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to the Local Planning Authority for approval before development commences. Any details so approved shall be constructed as part of the development.

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

8. Details of proposed crossings of the highway verge shall be submitted to the Local Planning Authority for approval. The development shall not be commenced until the details have been approved and the crossings have been constructed.

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

9. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied. This surfacing shall extend for a distance of at least 5 metres inside the site, as measured from the carriageway edge of the

adjacent highway.

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

10. There shall be no vehicular access to or egress from the site other than via the approved accesses, 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. To support Local Transport Plan Policies: LD7, LD8.

11. Access gates, if provided, shall be hung to open inwards only away from the highway, be recessed no less than 4.5 metres as measured from the carriageway edge of the adjacent highway and shall incorporate 45 degree splays to each side.

Reason: In the interests of highway safety. To support Local transport Plan Policies: LD7, LD8.

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

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

13. The roadside ditch shall be piped at each access prior to the development being brought into use, in accordance with details which have first been submitted for approval by the Local Planning Authority. The construction shall be in accordance with a specification which has been approved by the Local Planning Authority.

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

14. The dwellings shall not be occupied until the access and parking requirements have been constructed in accordance with the approved plan. Any such access and or parking provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior consent of the Local Planning Authority.

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

15. Before any development takes place, the designated area for the parking of construction vehicles as illustrated on drawing number D.03d shall be constructed and made available for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

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

16. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to package treatment plants to serve each of the dwellings have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until such treatment plants have been constructed and completed in accordance with the approved plans.

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

17. Full details of the surface water drainage system shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

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

18. No development shall commence until full details of the surface water system demonstrating that no flooding will occur on any part of the site for a 1 in 30 year event unless designed to do so, flooding will not occur to any building in a 1 in 100 year event plus 40% to account for climate change, and where reasonably possible flows resulting from rainfall in excess of a 1 in 100 year 6 hour rainfall event are managed in conveyance routes (plans of flow routes etc) have been agreed in writing with the Local Planning Authority.

Reason: To manage flood risk within the development that results from surface water to minimise the risk to people and property.

19. 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.

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

20. No development shall commence until a construction surface water management plan has been agreed in writing with the Local Planning Authority.

Reason: To safeguard against flooding to surrounding sites and to safeguard against pollution of the watercourse running through the site.

21. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles 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 proposed scheme should meet the requirements of Sustainable Drainage Systems: Non-Statutory Technical Standards (March 2015).

Reason: To ensure the surface water system continues to function as designed.

22. For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak flow greenfield runoff rate for the same event.

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

23. For greenfield development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event should never exceed the greenfield runoff volume for the same event.

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

24. Prior to commencement the surface water system in which it is proposed to discharge must be investigated to ensure it is capable of receiving existing flows plus the proposed discharge from the development. Remedial action must be taken by the developer if required.

Reason: To ensure flood risk is not increased elsewhere.

25. Before development commences, particulars of the height and materials of any new screen walls and boundary fences to be erected shall be submitted to and approved in writing by the Local Planning Authority and the development thereafter carried out in accordance therewith.

Reason: In the interests of privacy and visual amenity in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

26. Prior to commencement of any development full details shall be submitted and approved in writing by the Local Planning Authority of the raised hedge bank and tree planting to the north and west of the application site as indicated on drawing numbers D.03d and D.04b. Such details shall include the proposed types, species planting heights and planting densities of all trees and shrubs to be planted together with the height and profile of the raised bank. Thereafter all works shall be carried out in the first planting season following the approval of the submitted details; and any trees or shrubs which die, become diseased or are lopped, topped, uprooted or wilfully destroyed within the following five years shall be replaced by appropriate nursery stock.

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

27. No development shall take place until full details of a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of the dwellings. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

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

28. Before any development is commenced on the site, including site works of any description, a protective fence in accordance with Fig. 2 in B.S. 5837: 2005 shall be erected around the hedgerow to be retained at the extent of the Root Protection Area as calculated using the formula set out in B.S. 5837. Within the areas fenced off no fires should be lit, the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. The fence shall thereafter be retained at all times during construction works on the site.

Reason: In order to ensure that adequate protection is afforded to all trees/hedges to be retained on site in support of Policies GI6 and SP6 of the Carlisle District Local Plan 2015-2030.

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

Reason: To protect nesting birds in accordance with Policy GI3 of the

Carlisle District Local Plan 2015-2030.

30. No work associated with the construction of the residential units hereby approved shall be carried out before 0730 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1600 hours on Saturdays (nor at any times on Sundays or statutory holidays).

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

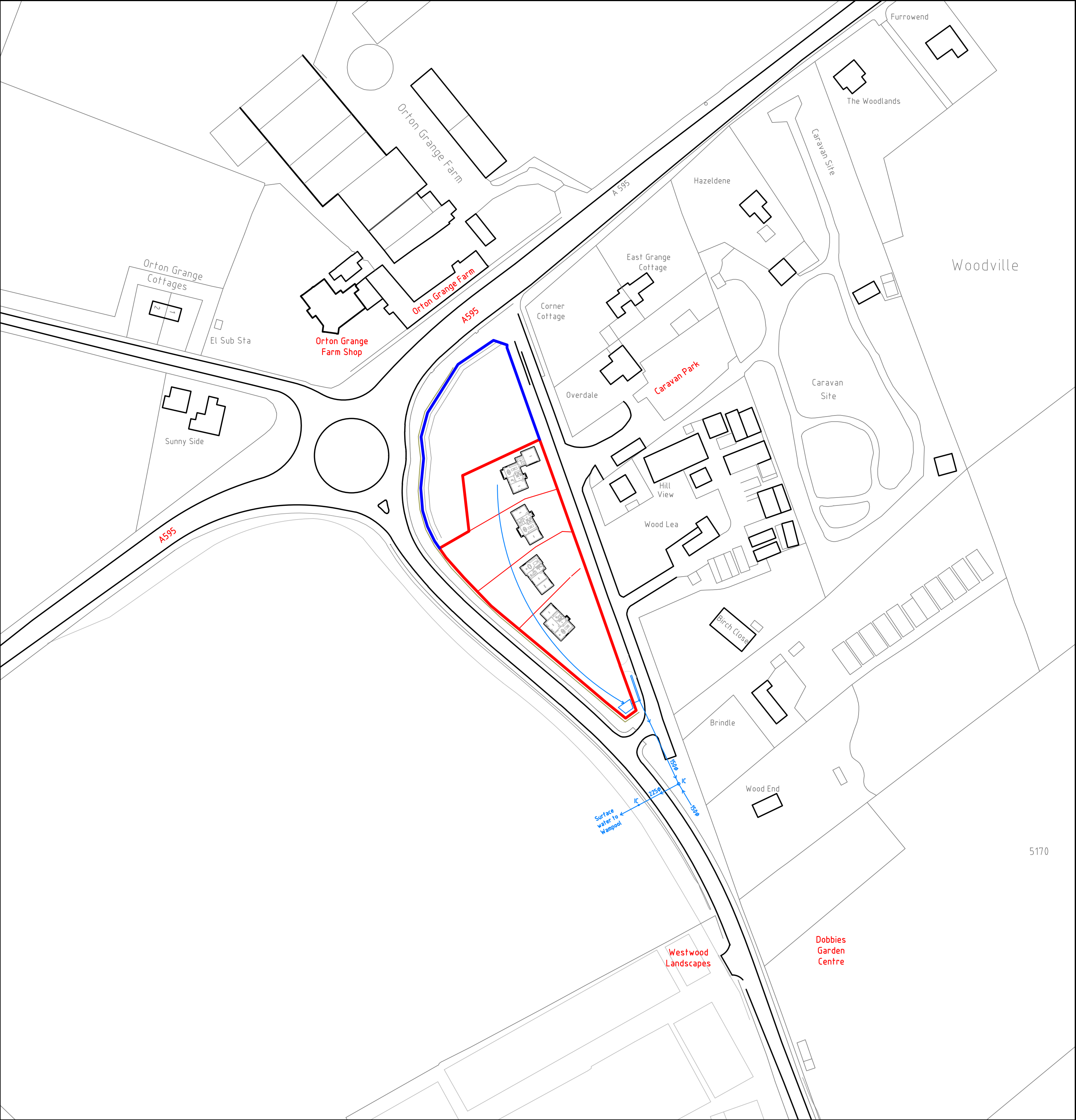
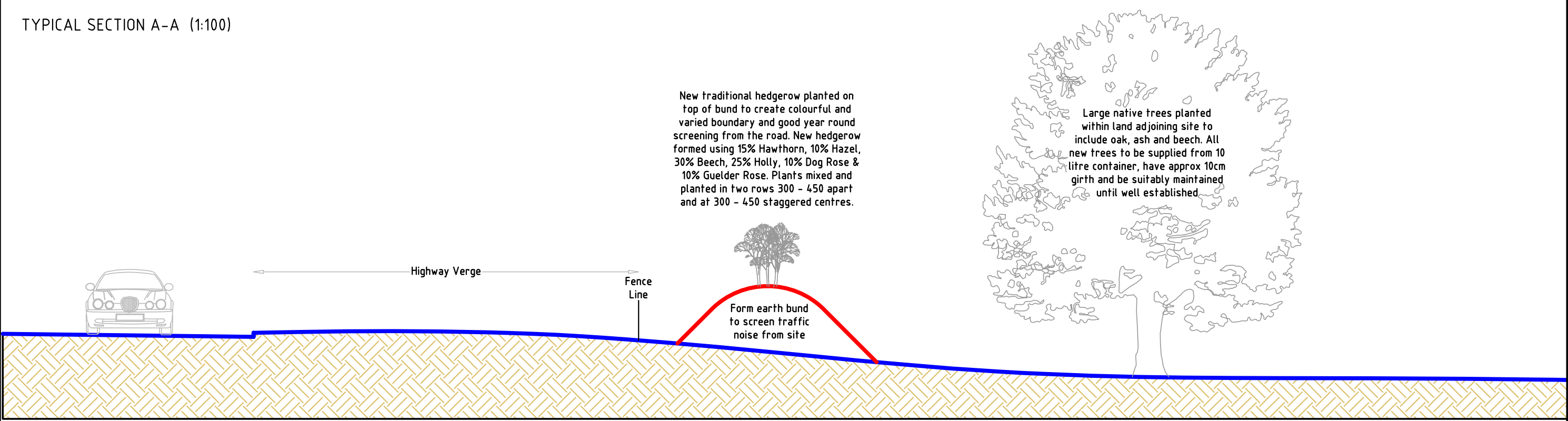
31. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary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

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

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

32. Prior to the occupation of the first property suitable receptacles shall be provided for the collection of waste and recycling for each unit in line with the schemes available in the Carlisle district.

Reason: In accordance with Policy CP14 of the Carlisle District Local Plan 2001-2016 and Policy IP5 of the Carlisle District Local Plan 2015-2030.



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Revision Status				Initials
Rev	Date	Amendments		

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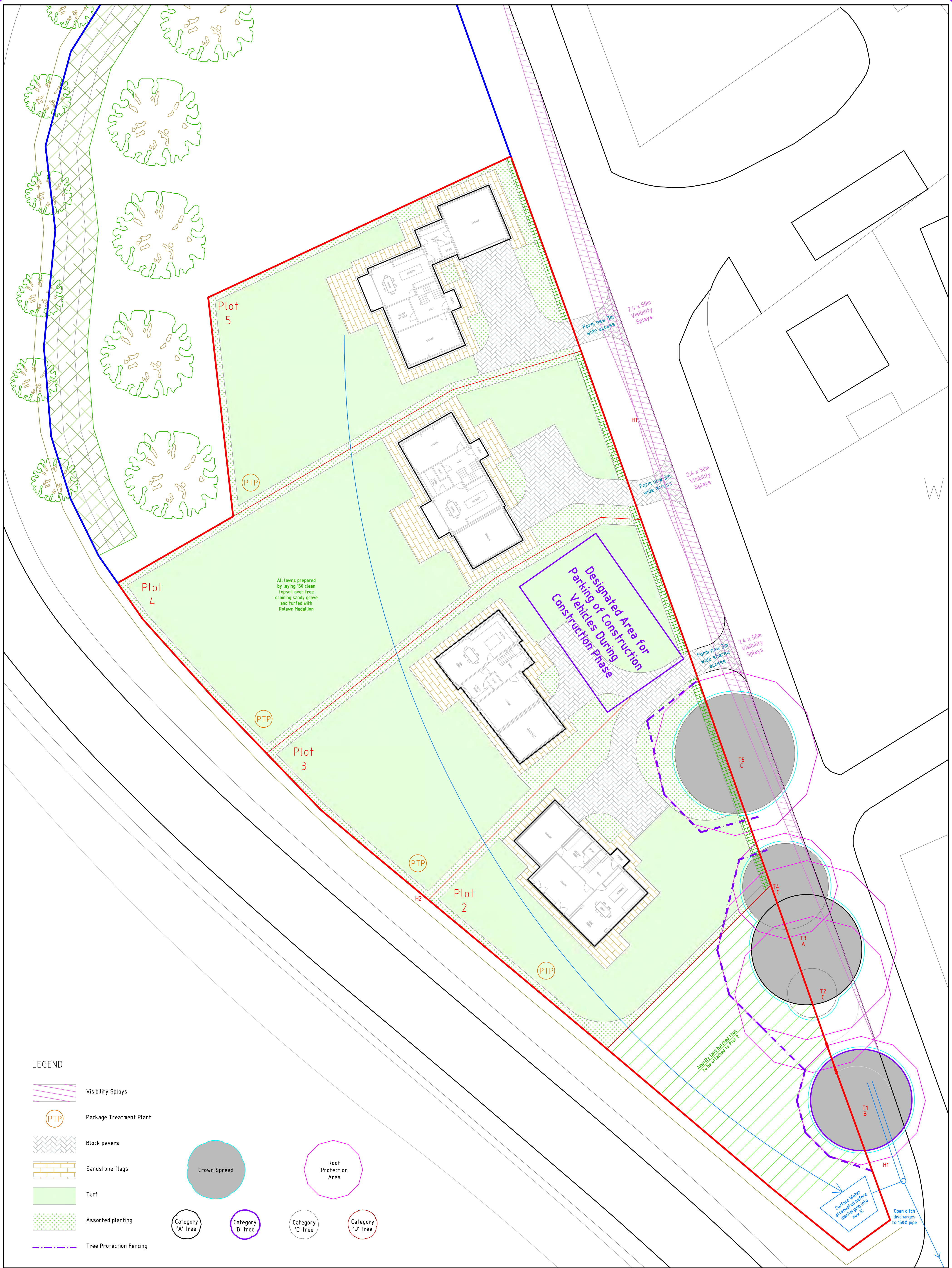
Architectural & Building Surveying Services
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Client

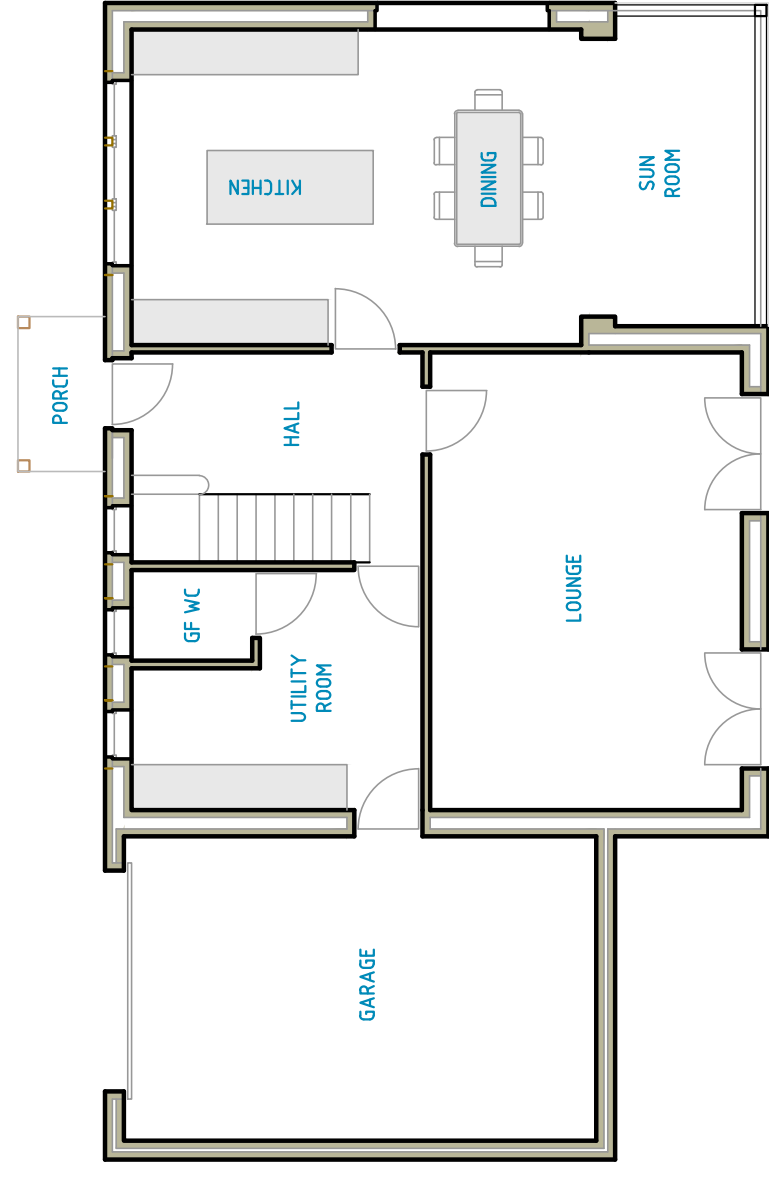
Richard Martin

Drawing

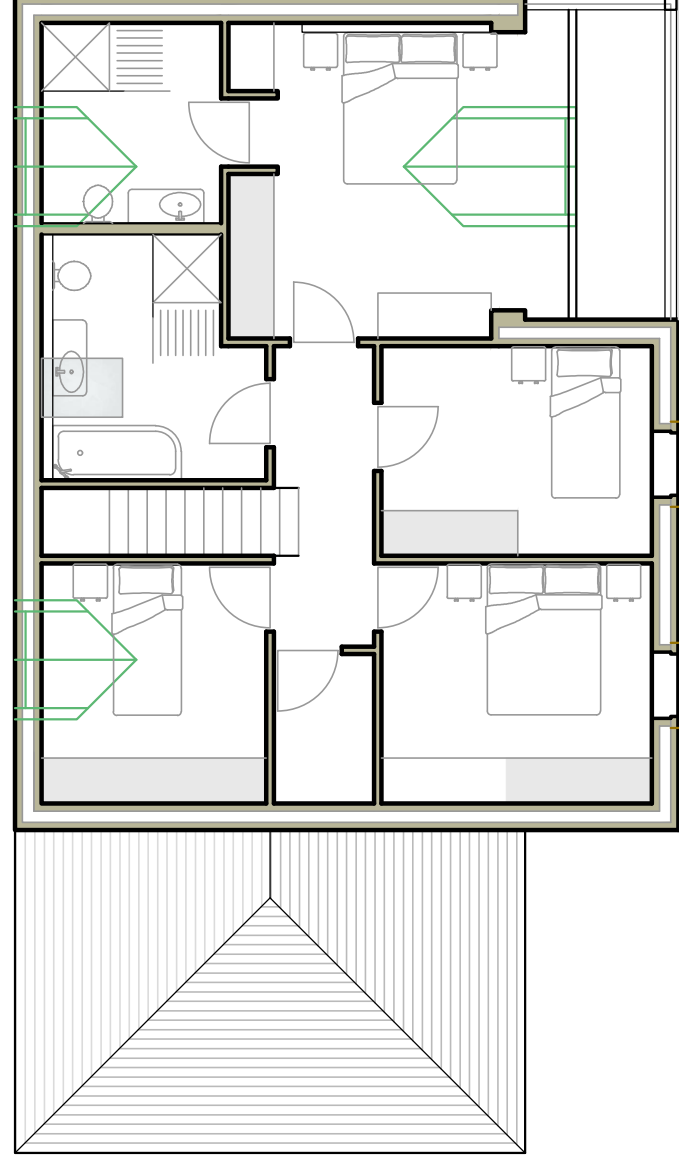
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Scheme: Development of Site at Orton Grange
Scale: 1:1250
Date: Oct 2015
Dwg No.: D.04b
Drawn: D Gray



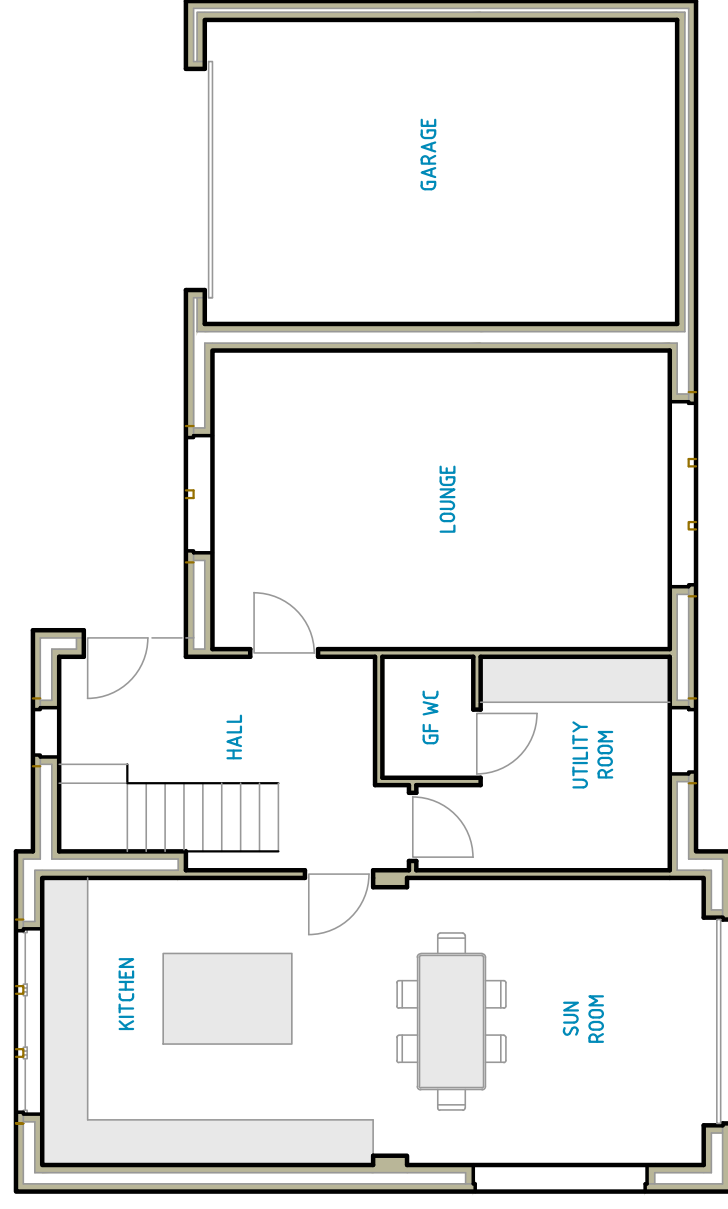
PLOT 1 OMITTED



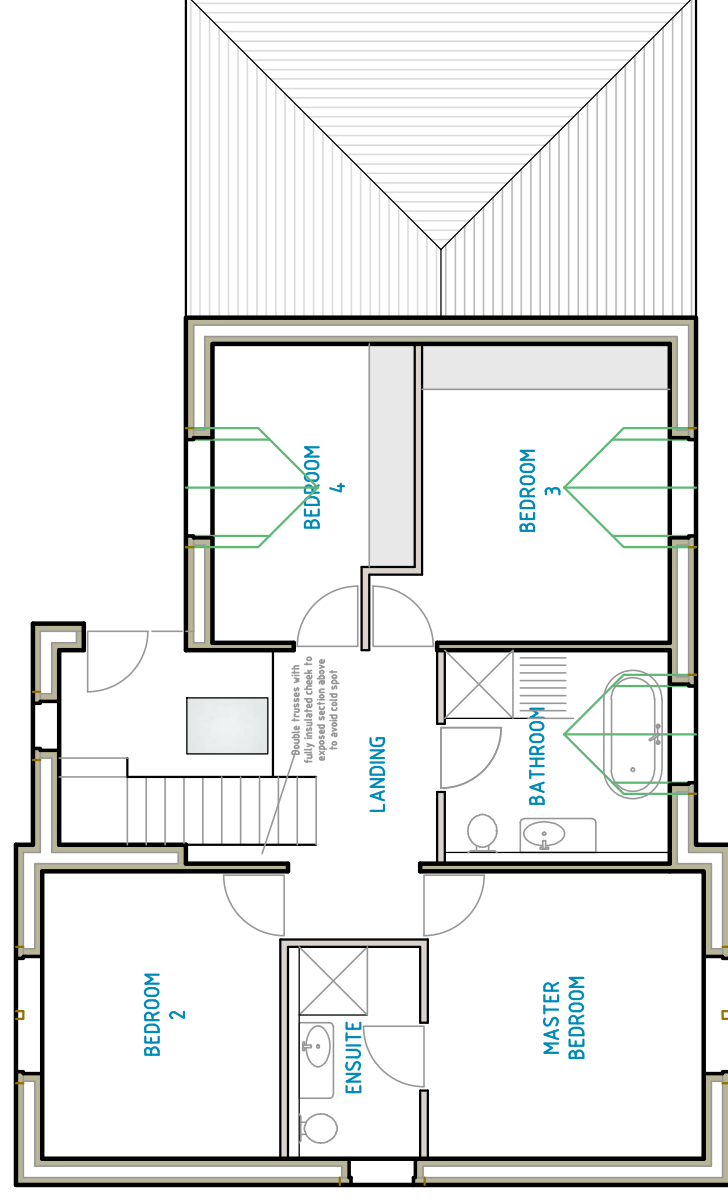
PLOT 2 - GROUND FLOOR PLAN



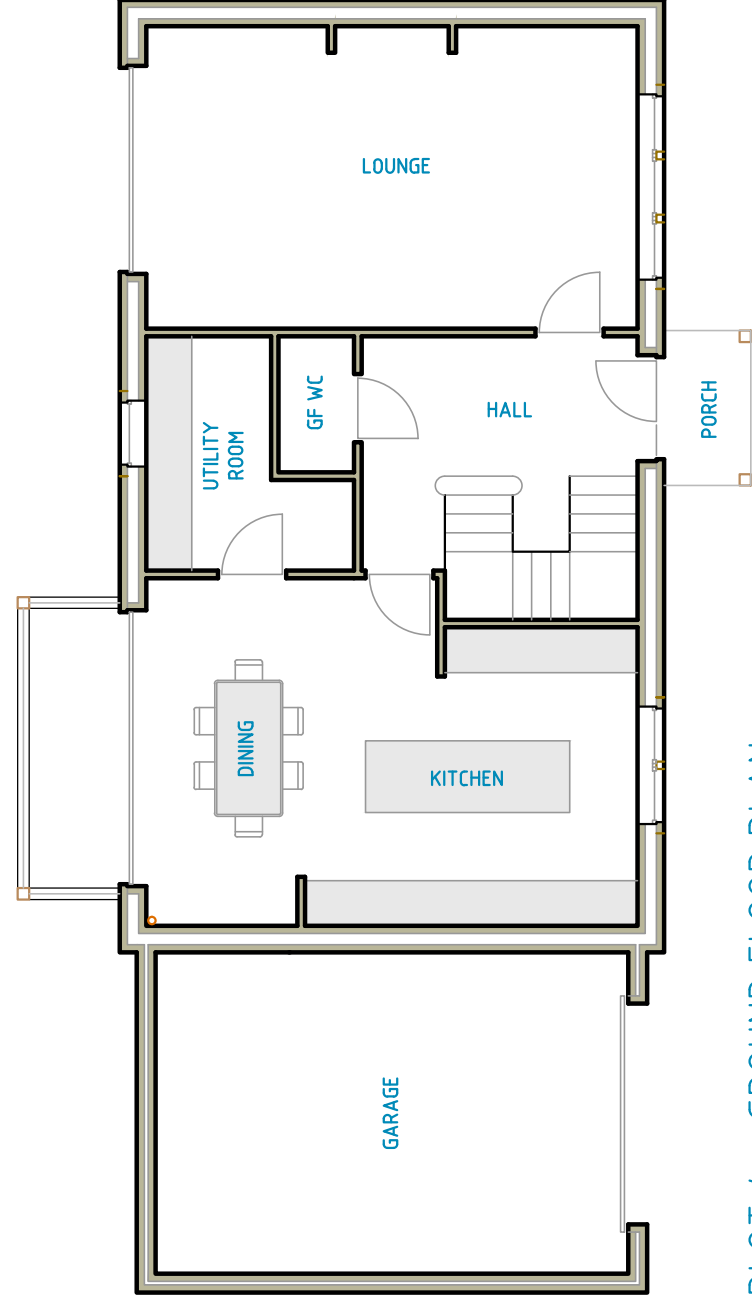
PLOT 2 - FIRST FLOOR PLAN



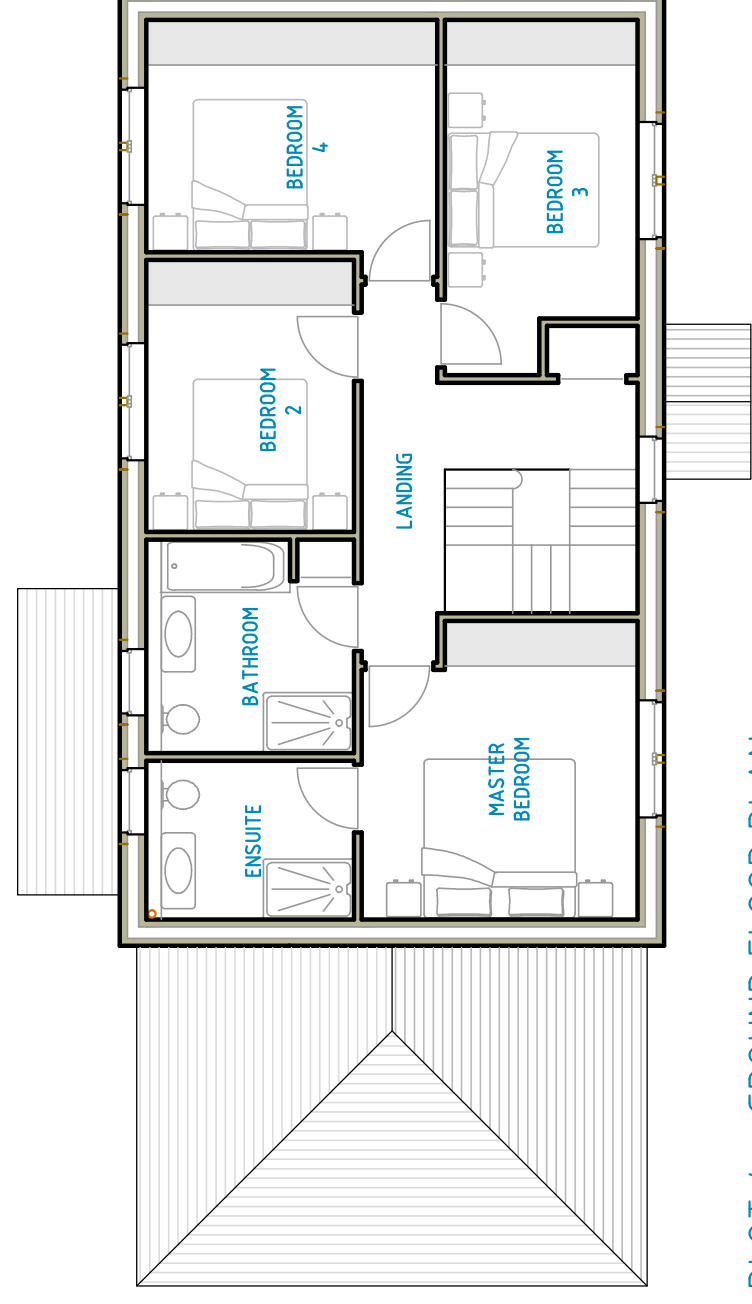
PLOT 3 - GROUND FLOOR PLAN



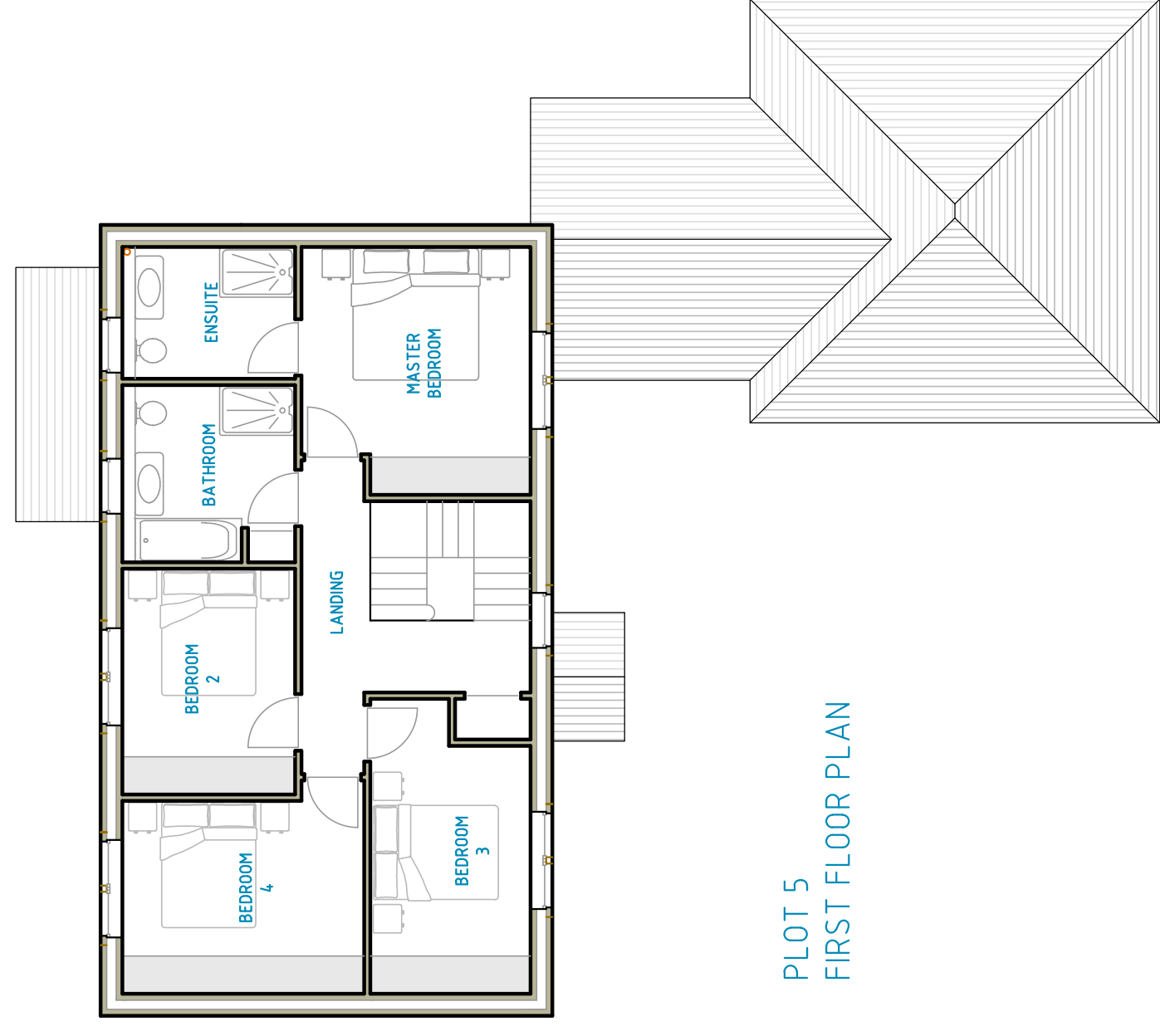
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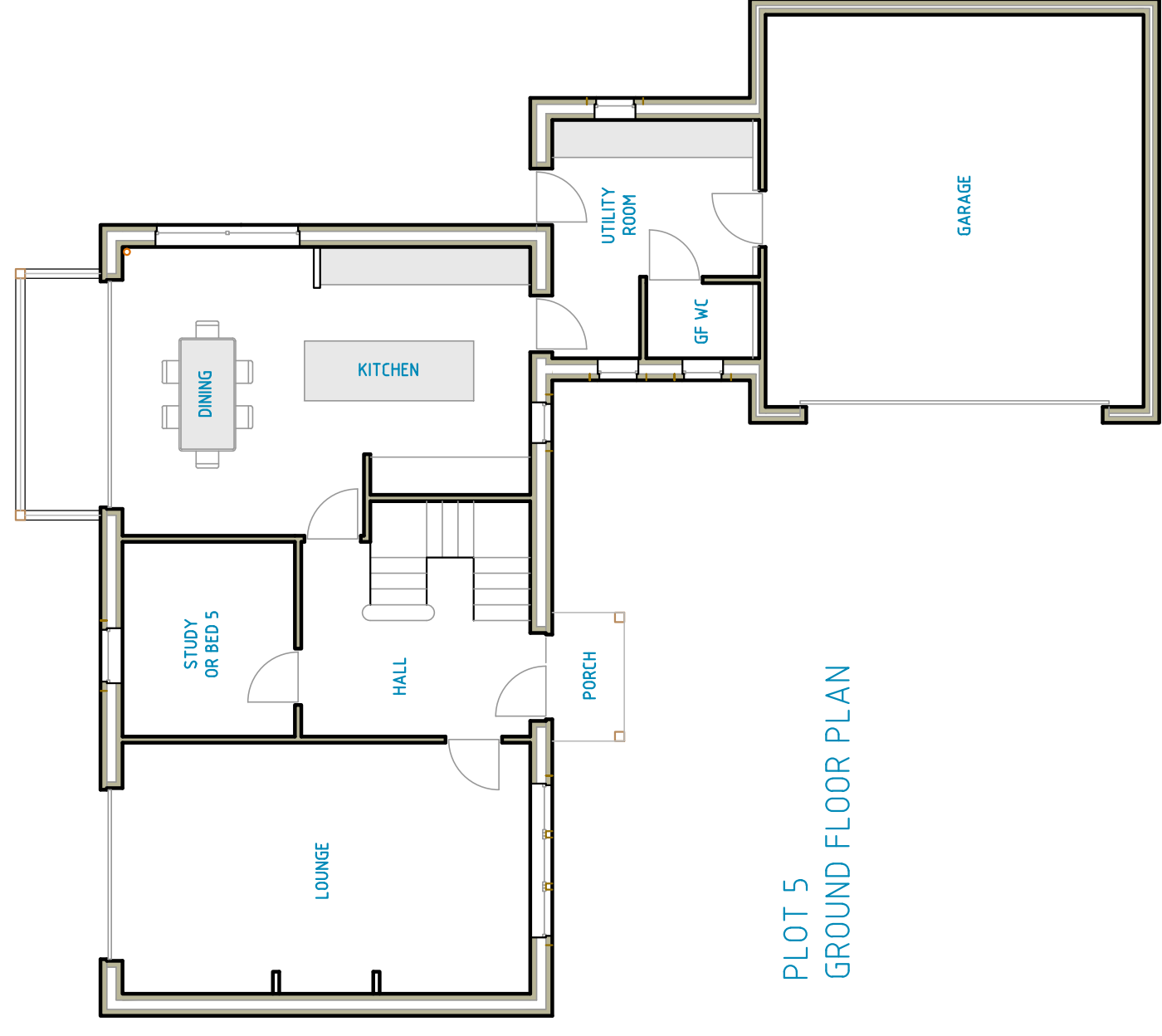
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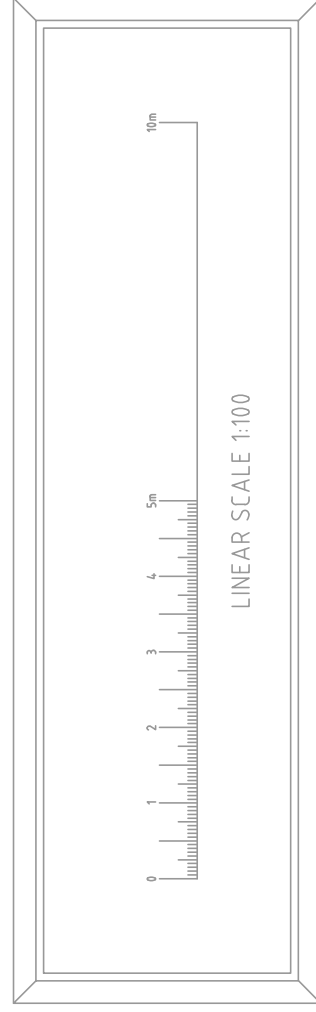
PLOT 4 - GROUND FLOOR PLAN



PLOT 5
FIRST FLOOR PLAN



PLOT 5
GROUND FLOOR PLAN



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Revision Status	Initials
Rev	Date
Amendments	

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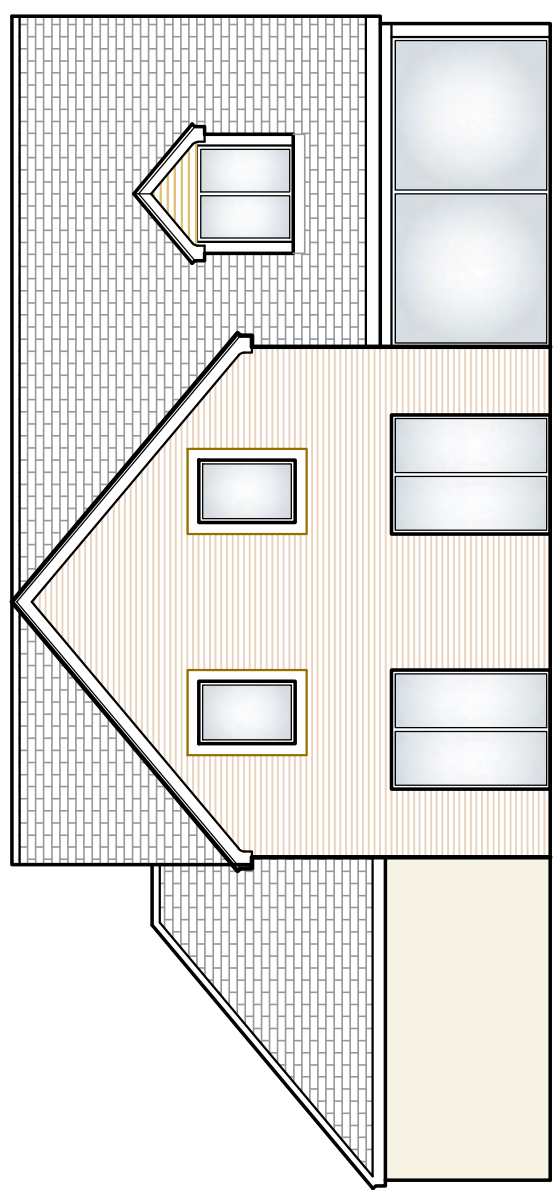
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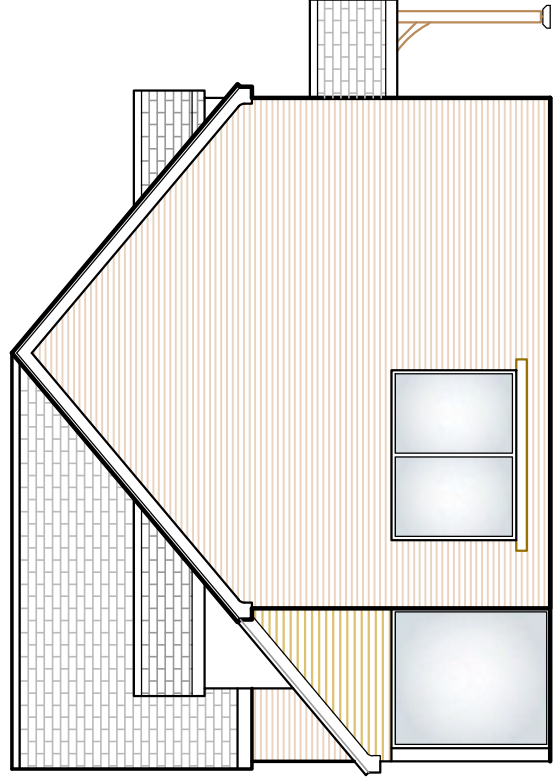
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Scale:	1:100
Date:	Oct 2016
Dwg No.:	D.02b
Drawn:	D Gray

Richard Martin

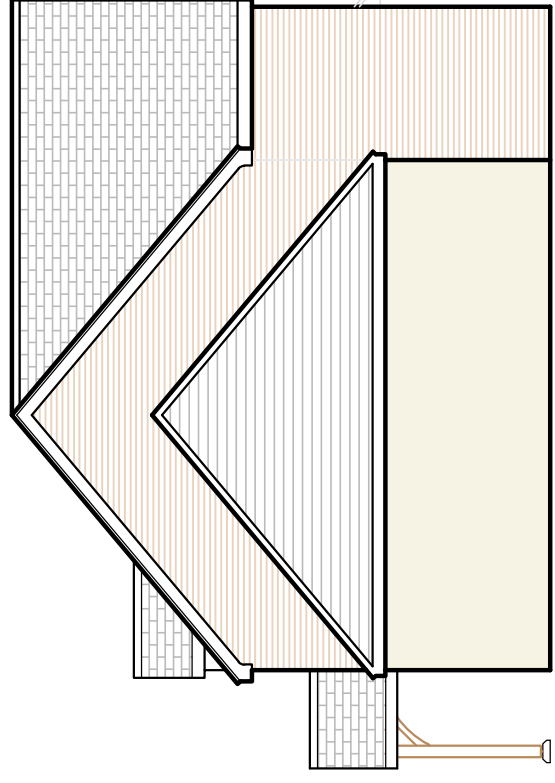
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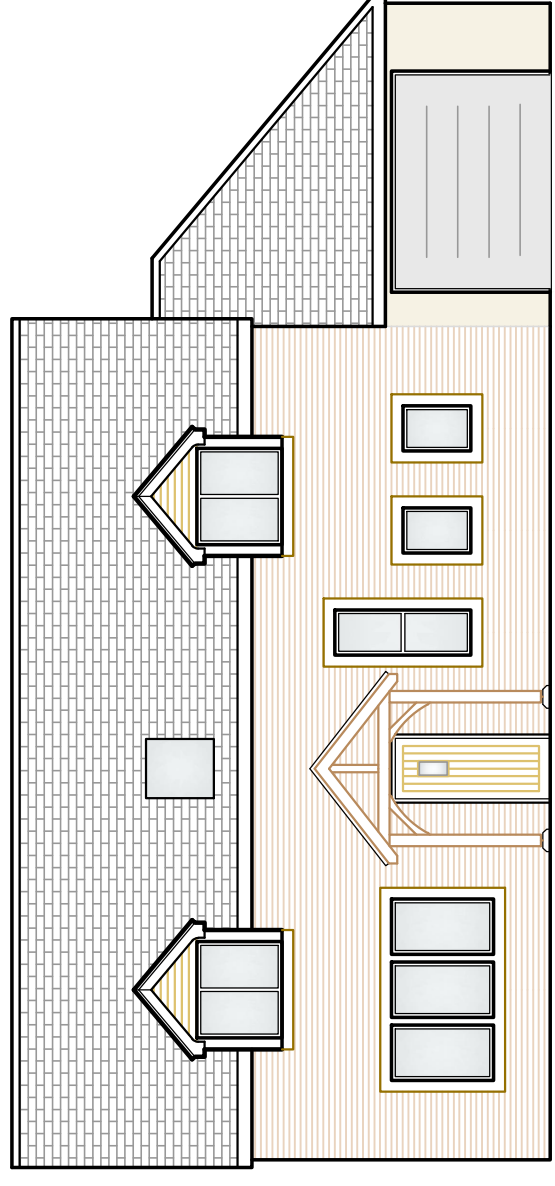
PLOT 2 – SOUTH WEST ELEVATION



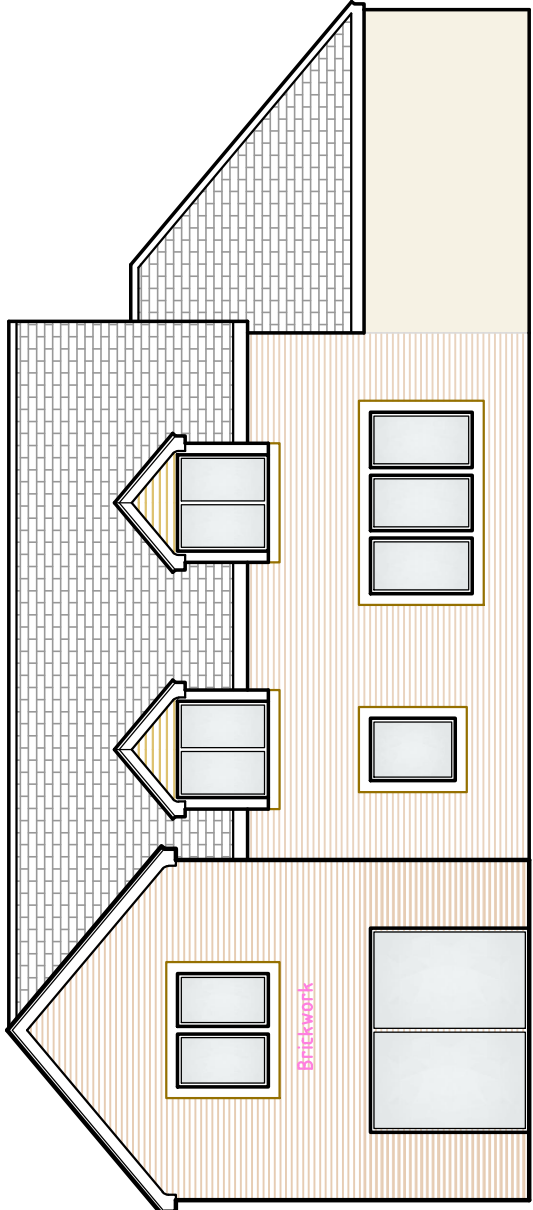
PLOT 2 – SOUTH EAST ELEVATION



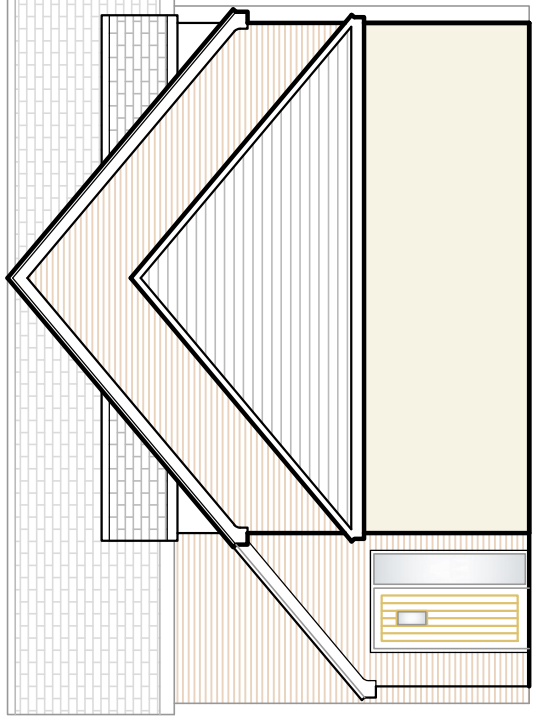
PLOT 2 – NORTH EAST ELEVATION



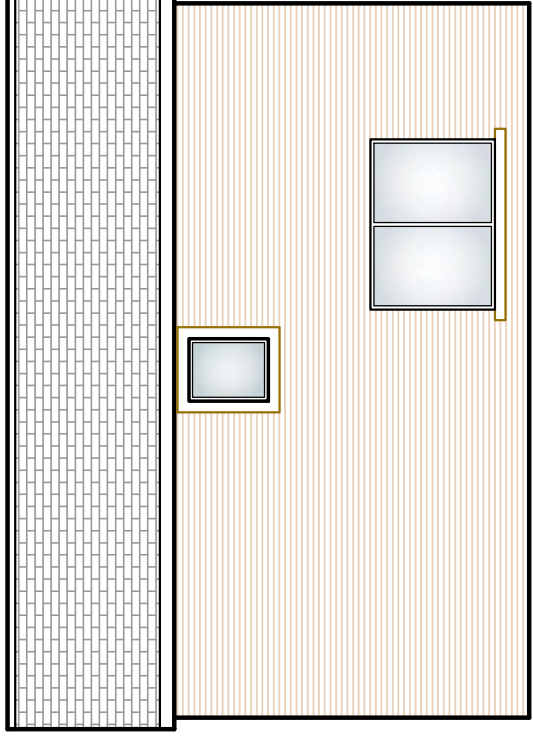
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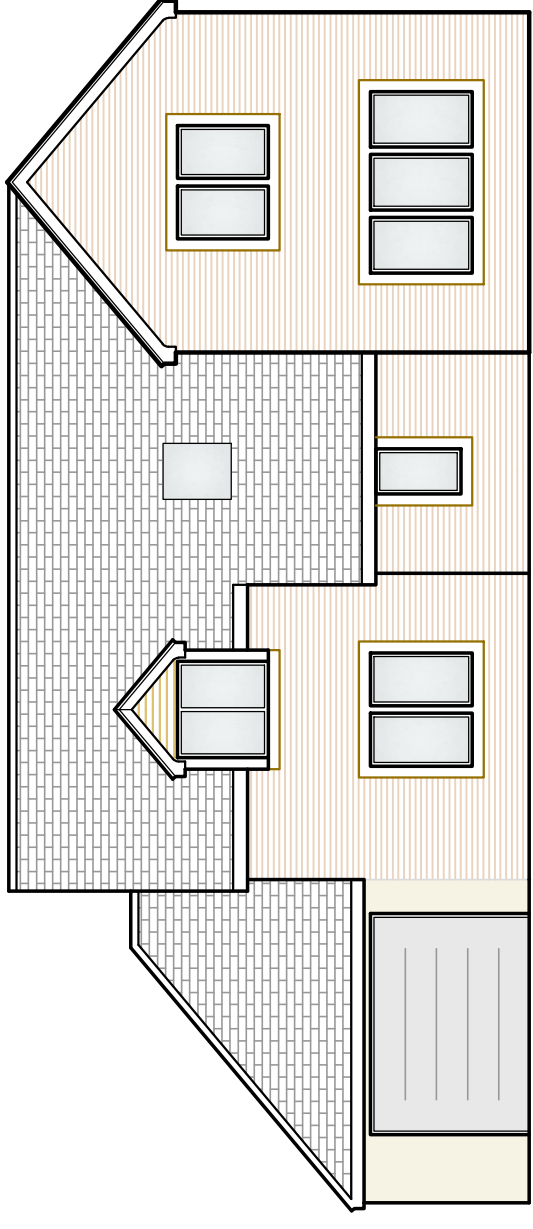
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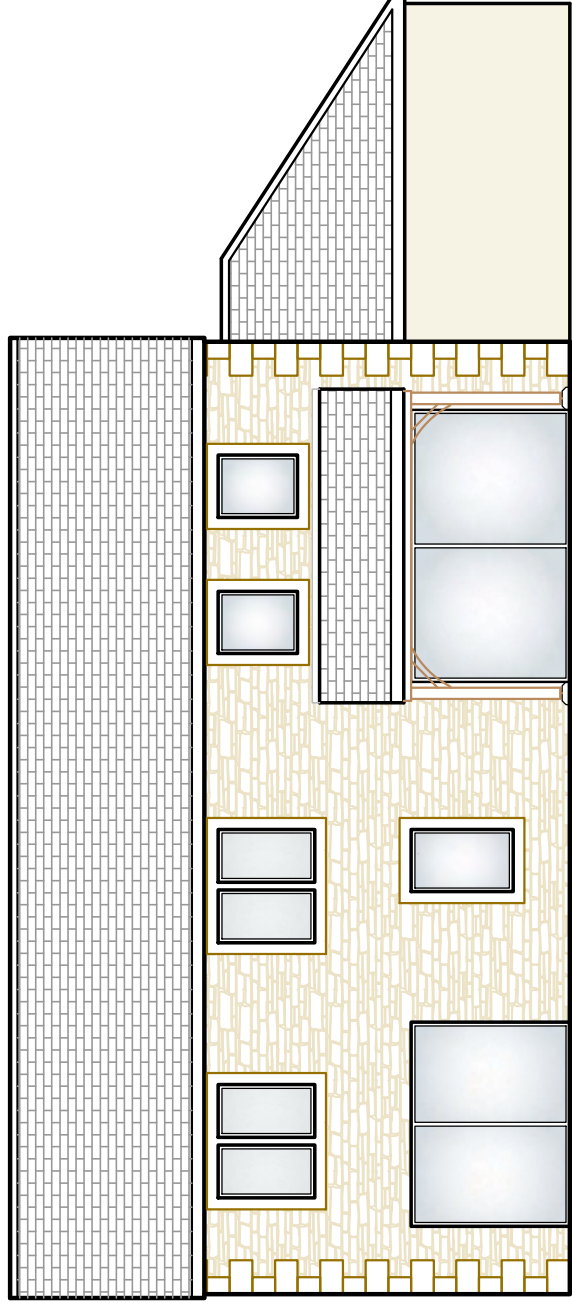
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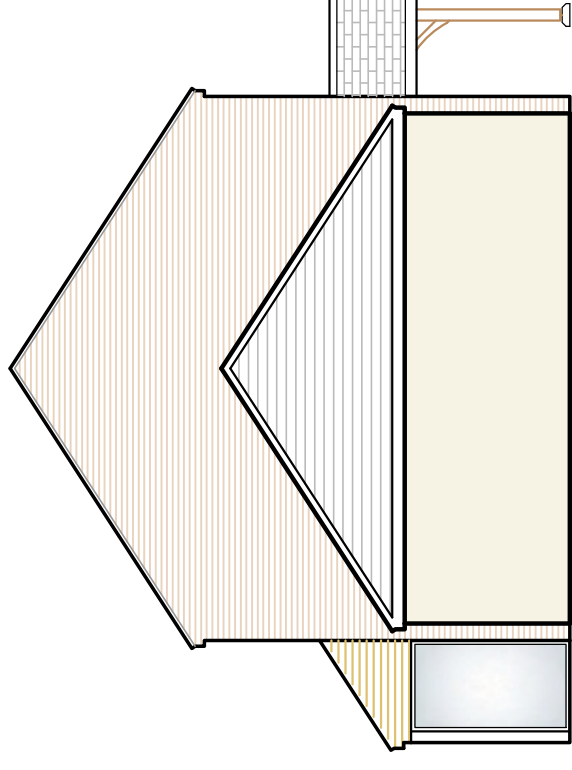
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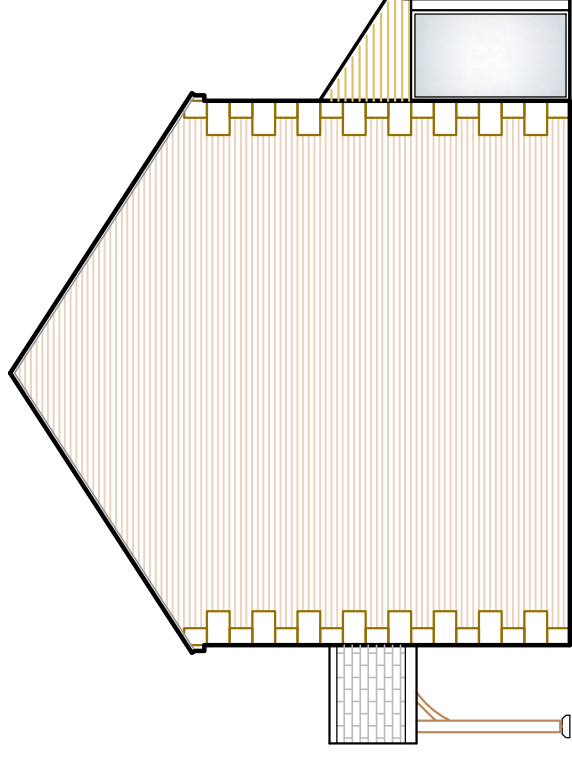
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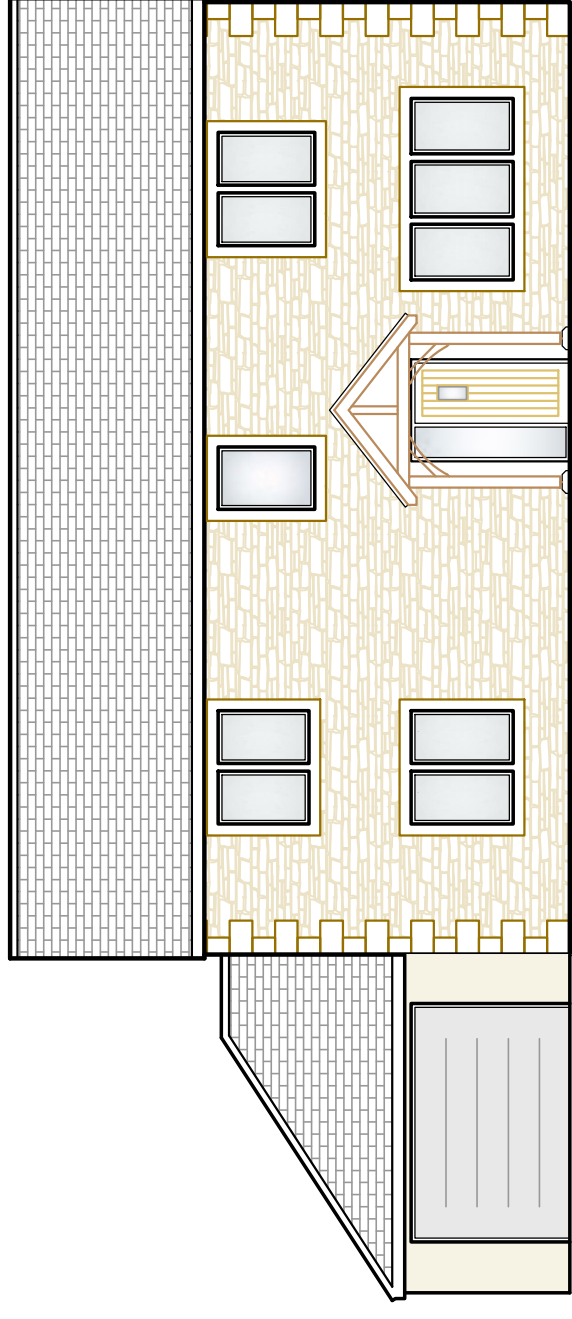
PLOT 4 – SOUTH WEST ELEVATION



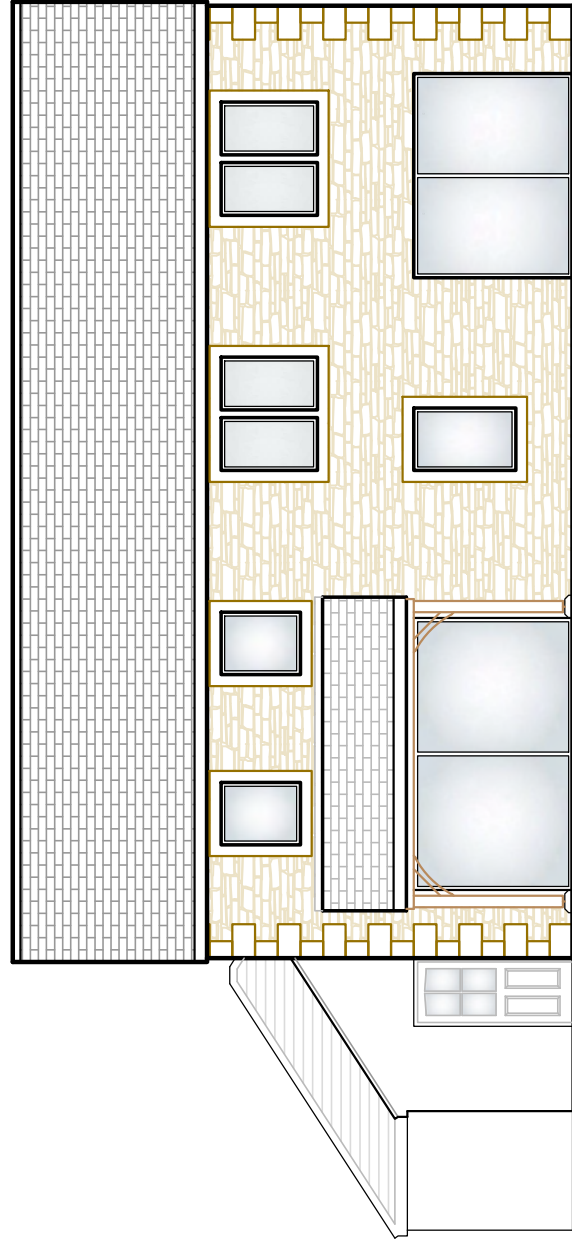
PLOT 4 – SOUTH EAST ELEVATION



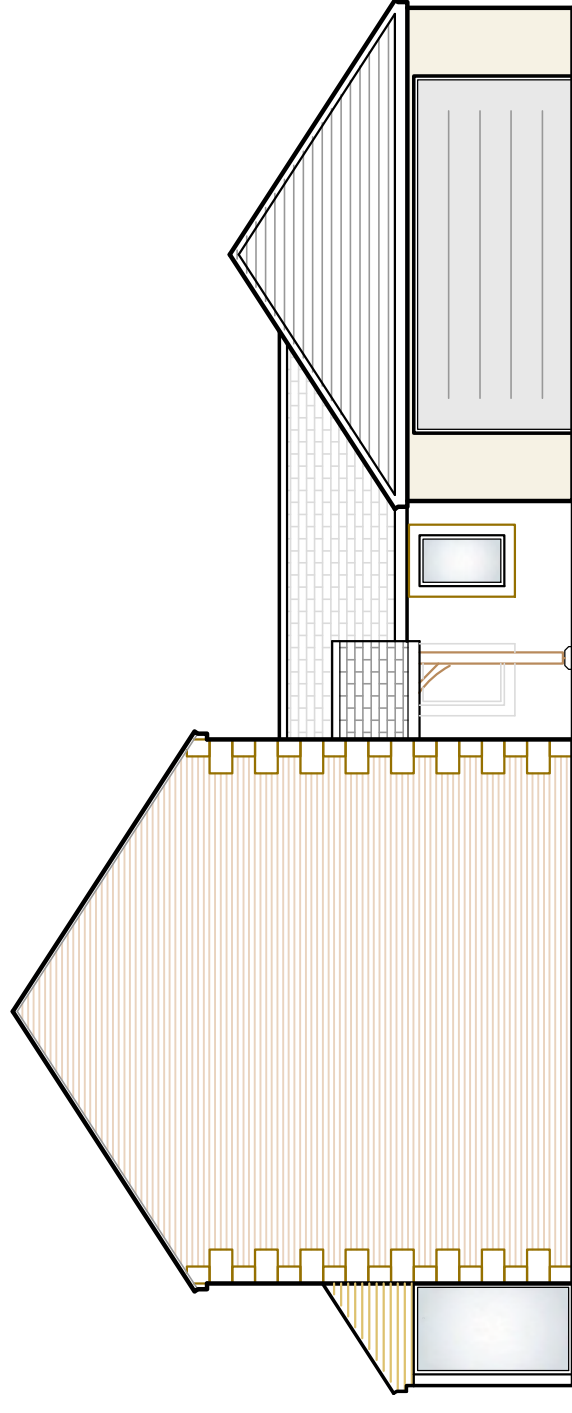
PLOT 4 – NORTH WEST ELEVATION



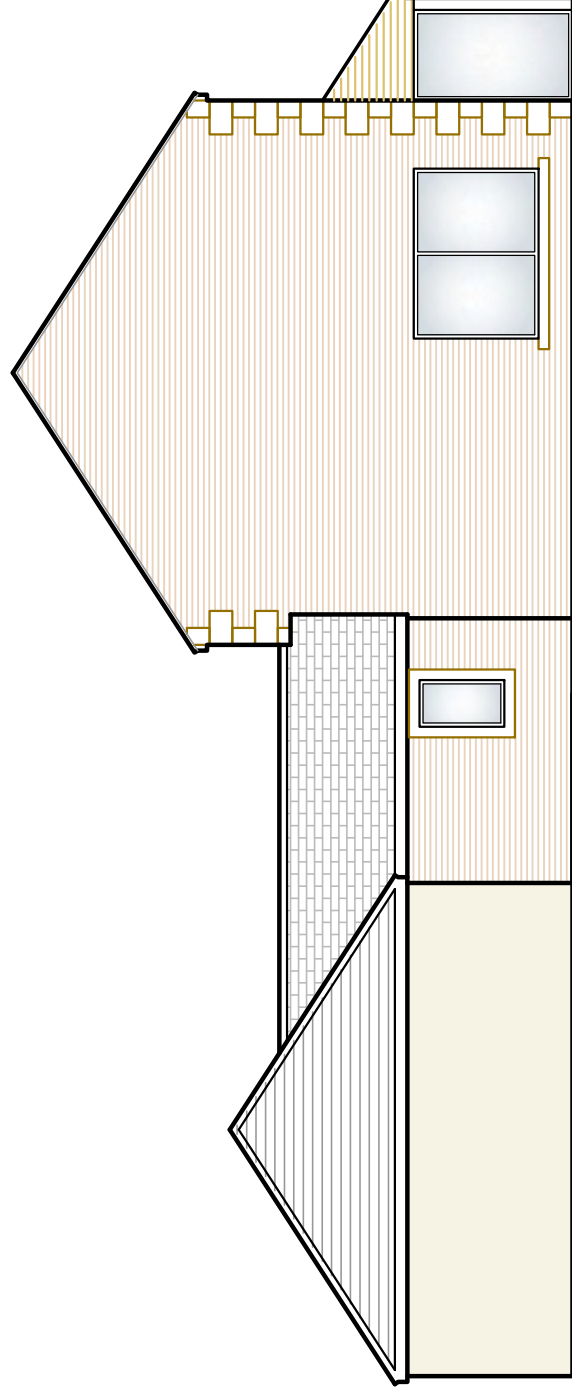
PLOT 4 – NORTH EAST ELEVATION



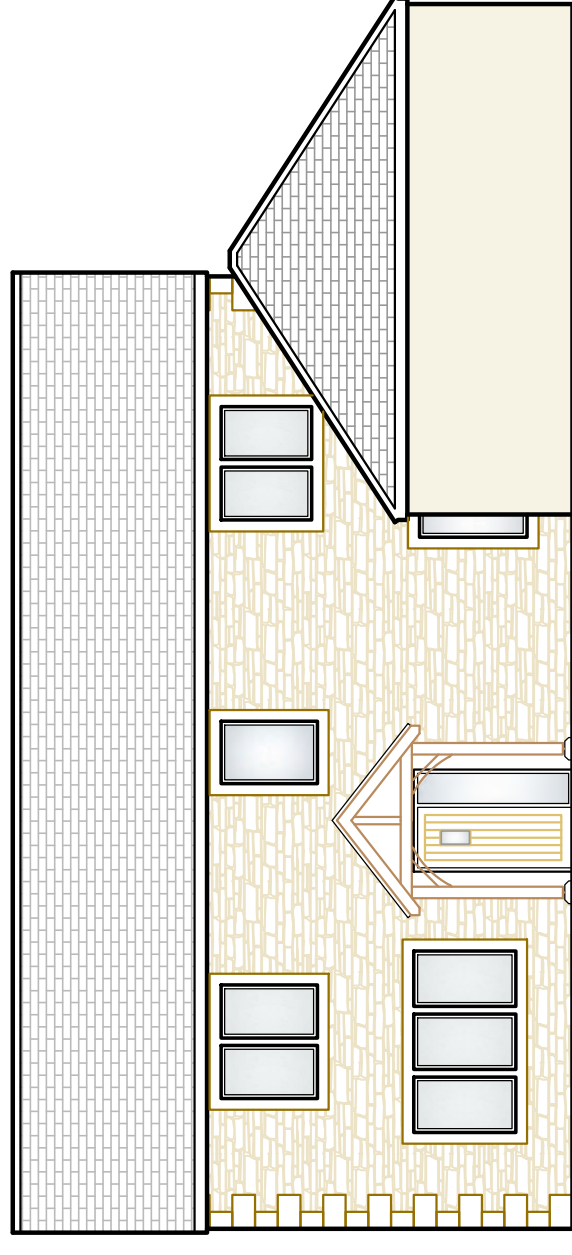
PLOT 5 – SOUTH WEST ELEVATION



PLOT 5 – SOUTH EAST ELEVATION

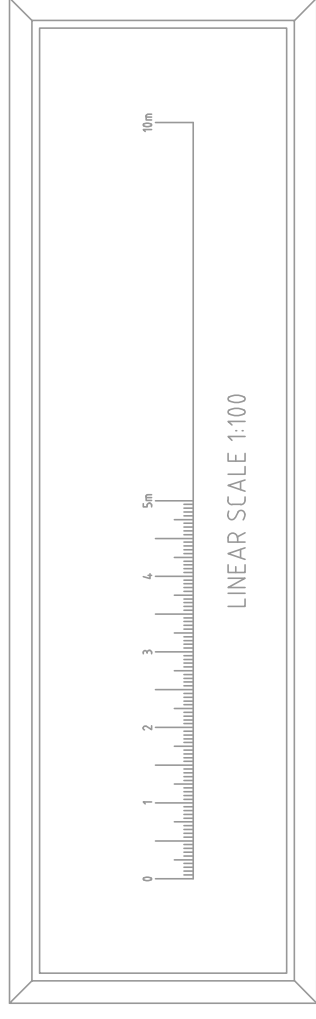


PLOT 5 – NORTH WEST ELEVATION



PLOT 5 – NORTH EAST ELEVATION

- LEGEND
- Brickwork
 - Stone
 - Render
 - Slate roof
 - Timber boarding



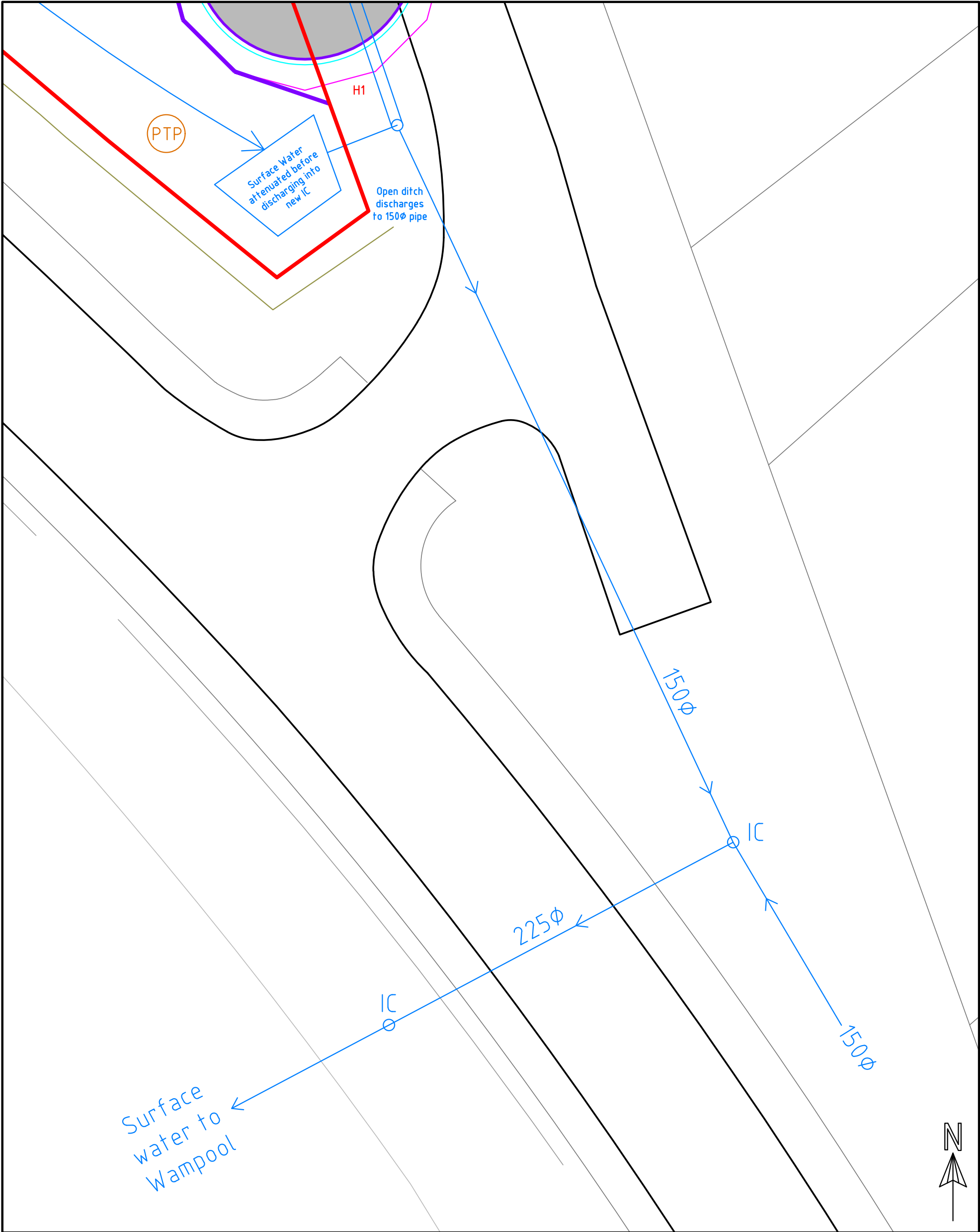
Revision Status		Initials	
Rev	Date	Amendments	

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Client
Richard Martin

Drawing
Title: Elevations
Scheme: Development of Site at Orton Grange
Scale: 1:100
Date: Oct 2016
Dwg No.: D01c
Drawn: D Gray



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Client

Richard Martin

Drawing

Title: Drainage Detail

Scheme: Development of Site at Orton Grange

Scale: 1:200

Date: Oct 2016

Dwg No.: D.05

Drawn: D Gray