

## SCHEDULE A: Applications with Recommendation

13/0283

Item No: 05

Date of Committee: 19/07/2013

**Appn Ref No:**  
13/0283

**Applicant:**  
Church Commissioners  
For England

**Parish:**  
Cummersdale

**Date of Receipt:**  
09/04/2013

**Agent:**  
Smiths Gore

**Ward:**  
Multiple Wards

**Location:**

Land to the west of Dalston Road and north of  
Cummersdale Grange Farm, Carlisle, Cumbria

**Proposal:** Installation Of Rising Main (Sewage) Pipeline To Connect To Adjacent  
South Morton Development Site With Regard To Provision Of Foul  
Drainage Network

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## REPORT

**Case Officer:** Angus Hutchinson

### 1. Recommendation

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

### 2. Main Issues

- 2.1 Whether the proposal safeguards the character/appearance (including existing trees) and use of the existing open space.
- 2.2 Whether the proposal safeguards the use of the footpath and Winscale Way.
- 2.3 Whether the rising main is appropriate in terms of foul and surface water drainage.

### 3. Application Details

#### The Site & Background Information

- 3.1 This application relates to an area of open space that runs parallel to Dalton Road, to the immediate east of Winscale Way, and north-east of the land subject of the Morton Masterplan and Development Framework (2000). A

footpath crosses the site in a south-east/north-west direction linking Dalston Road to Winscale Way. Fairy Beck is annotated as running through the site but its presence is not evident above ground. The area is characterised by open (maintained) grassland with the copse and shelter belt planting of trees. The trees comprise a variety of species inclusive of oak, sycamore, ash, sweet chestnut, and goat willow. The area also experiences the ponding of water during heavy rainfall - the land falls, in part, within Flood Zones 2 and 3.

- 3.2 Further to the preceding Committee reports, Members will be aware that the land to the south-west of this site is the subject of an outline planning permission granted in 2010 (application 09/0413) for residential (maximum 825 dwellings), employment (40,000m<sup>2</sup> floor space), and public open space purposes. In February 2013, under application 12/1024, condition 2 (phasing plan) imposed under 09/0413 was discharged in part pending implementation in accordance with the approved details.
- 3.3 This application is also in the context that the Council is considering two further applications, namely: 12/0692 - reserved matters for infrastructure; and 13/0207 - reserved matters for Phase 1A. Whilst application 12/0692 highlights the overall strategy for the site infrastructure, application 13/0207 provides further context of how Phase 1A sits within the site wide infrastructure as well as providing the context for a series of statutory consents for drainage, roads, ecology and landscaping.
- 3.4 Furthermore, in October 2012, under application 00/0439, outline planning permission was given for residential development on land at the Peter Lane/Dalston Road junction. The consequent application seeking approval of the reserved matters for 103 dwellings, application 12/0855, has yet to be determined. In 2011 (under application 10/0917) outline planning permission has been granted for the erection of a district centre.

## **The Proposal**

- 3.5 This application seeks full permission to install an underground section of rising main/sewer pipeline that will link to the rising main proposed as part of the Phase 1A works on the neighbouring land. The proposed sewer pipeline is to have an internal diameter of 200mm and is shown to connect a proposed pumping station to an existing manhole located at the junction of Winscale Way and Raiselands Road. The total length of the entire rising main/sewer pipeline is 532 metres of which approximately 410 metres is the subject of this application.
- 3.6 Once the excavation and installation works have been carried out, the intention is for the land to be restored to its current condition. Any excess soil that remains once the works have been carried out will be spread within the applicant's site in line with the Earthworks Plan (drawing no. 11035-600-300) submitted as part of the separate Phase 1A works application (no. 13/0207). These works needing to be considered in the context of the drainage strategy also the subject of application 13/0207.

- 3.7 The current application is accompanied by a covering letter, Planning Statement, Design and Access Statement, and Foul and Surface Water Statement. Of these, the submitted Design and Access Statement, and Foul and Surface Water Statement confirm that the scale of the rising main has been tested as a result of which it is considered to be appropriate to serve the site.

#### **4. Summary of Representations**

- 4.1 This application has been advertised in the form of press and site notices, and the direct notification of the occupiers of 38 neighbouring properties. No comments have been received at the time of preparing the report.

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

United Utilities: - the location of the rising main is in a location where there will be no future building. The area of land has a culvert running through the middle so therefore the easement of the rising main should be maintained and agreed with United Utilities.

All detailed surface water and foul drainage designs, including the pumping station and rising main, will be subject to Sewer Adoption approval under section 104 of the Water Industry Act.

Ramblers Association: - no comments received.

Northern Gas Networks: - no objections to the proposal, however there may be apparatus in the area that may be at risk during construction works and should permission be granted, then we require the developer to contact us directly to discuss our requirements in detail..

Cumbria County Council (Highway Authority): - no comments received.

Open Spaces Society: - no comments received.

(Former Environmental Services) - Green Spaces: - no comments received.

#### **6. Officer's Report**

##### **Assessment**

- 6.1 When assessing this application the three main issues are considered to be:
- Whether the proposal safeguards the character/appearance (including existing trees) and use of the existing open space;
  - Whether the proposal safeguards the use of the footpath and Winscale Way; and
  - Whether the rising main is appropriate in terms of foul and surface water

drainage.

- 6.2 In relation to the first and second issues, the submitted Design and Access Statement explains that the route of the rising main does not conflict with any of the tree canopies on the site. It is recognised that there will be temporary effects during construction but once completed, and the land restored, there should neither be any visual impact nor cause any obstruction to the footpath and highway.
- 6.3 Finally, in regard to the adequacy of the proposed rising main, United Utilities has not raised any objections to the submitted details. The reinstatement of the land to its former condition should not materially exacerbate any existing problems associated with surface water.

## **Conclusion**

- 6.4 On the basis of the foregoing the proposal is recommended for approval.

## **7. Planning History**

- 7.1 In November 2010, outline planning permission was given under application reference number 09/0413 for residential (maximum 825 dwellings), employment (40,000m<sup>2</sup> floorspace), and public open space purposes as well as associated works.
- 7.2 In February 2013, under application 12/1024, condition 2 (phasing plan) imposed under 09/0413 was discharged in part pending implementation in accordance with the approved details.
- 7.3 This application is in the context that the Council are also considering two further applications: 12/0692 - reserved matters for infrastructure development; and 13/020783 - reserved matters for Phase 1A.
- 7.4 In relation to neighbouring land, in 2011 (under application 10/0917) outline planning permission has been granted for the erection of a district centre. In October 2012, under application 00/0439, outline planning permission was given for residential development on land at the Peter Lane/Dalston Road junction. The consequent application seeking approval of the reserved matters for 103 dwellings, application 12/0855, has yet to be determined.

## **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;
  2. drawing numbers 11035-20-601 (Location Plan), -100-302 (Block Plan), -500-121 (Rising Main Profile), -500-600 (Drainage Overview), and -500-601 (Foul Pumping Station/Rising Main Overview);
  3. the submitted Planning Statement, Design & Access Statement, and Foul & Surface Water Statement – Rising Main;
  3. the Notice of Decision; and
  4. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. For the duration of the development works the existing trees shall be protected where necessary by a suitable barrier erected and maintained at a distance from the trunk or hedge specified by the local planning authority. 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.

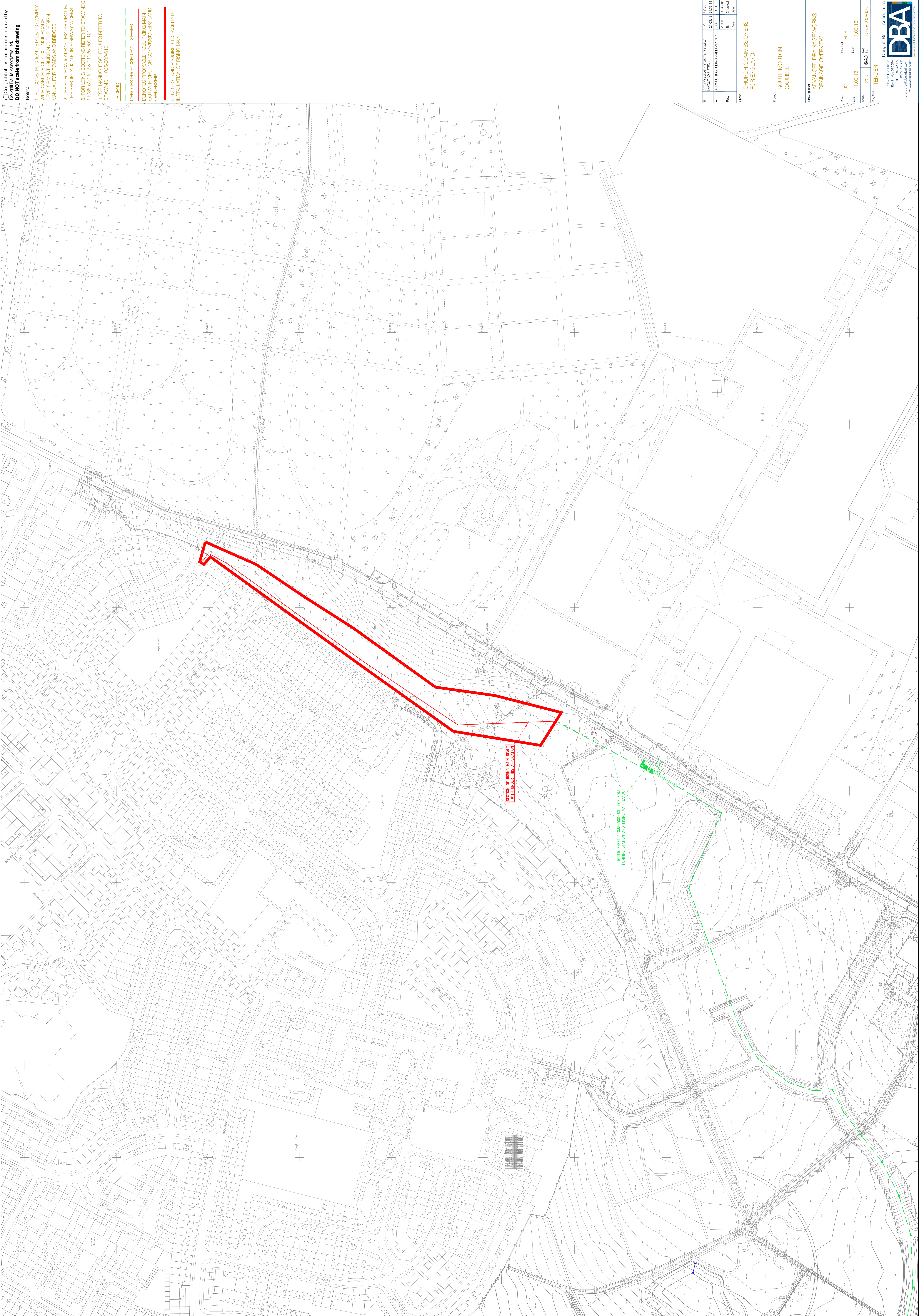
**Reason:** To protect trees during development works.

4. Prior to the expiry of one week following completion of the development all equipment, (excess) materials, fuel and waste arising from the work shall be removed from the site, and the site levelled to its former condition. All planting, seeding and/or turfing required for the reinstatement of the land to its former condition shall be subsequently carried out in the first planting season following the completion of the hereby permitted development.

**Reason:** To prevent materials entering the watercourse, reduce the risk of habitat damage from any such materials, and ensure the site is restored to its former condition.

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## LEGEND

DENOTES PROPOSED FOUL SEWER

DENOTES PROPOSED FOUL RISING MAIN  
OUTWITH CHURCH COMMISSIONERS LAND  
OWNERSHIP

EXISTING FOUL  
MANHOLE CONNECTION  
POINT AS PROVIDED BY  
UNITED UTILITIES AT  
JUNCTION OF  
WINSKALE WAY AND  
RAISELANDS ROAD. CL  
= 33.35m; IL = 31.27m

EXISTING FOUL MANHOLE CONNECTION POINT AS PROVIDED FOR JOINTING AT JUNCTION OF WINSCALE WAY AND RABELANDS ROAD. CL = 33.35m; IL = 31.27m

WINSCALE WAY

GREENSIDE ROAD

DALSTON ROAD

PROPOSED FOUL PUMPING STATION

EXISTING DRAINAGE DITCH

HAND EXCAVATION AROUND EXISTING DRAINAGE INFRASTRUCTURE

HAND EXCAVATION AROUND EXISTING SERVICES

BREAK PRESSURE CHAMBER. CL = 33.00m; IL = 31.50m

20.000m, 40.000m, 60.000m, 80.000m, 100.000m, 120.000m, 140.000m, 160.000m, 180.000m, 200.000m, 220.000m, 240.000m, 260.000m, 280.000m, 300.000m, 320.000m, 340.000m, 360.000m, 380.000m, 400.000m, 420.000m, 440.000m, 460.000m, 480.000m, 500.000m, 520.000m, 540.000m

Legend added, rising main layout colours revised	J.C	F.G.A.	22/03/13	22/03/13
Alignment of rising main revised	J.C	F.G.A.	22/03/13	22/03/13
Alignment of rising main amended to minimise disruption to existing trees.	N.L	F.G.A.	22/03/13	22/03/13
Revision details:	By:	Checked:	Date:	Date:

Revision details:	D
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**CHURCH COMMISSIONERS  
FOR ENGLAND**

Project: SOUTH MORTON  
CARLISLE

Drawing Title:  
RISING MAIN PROFILE

Drawn:	N.I.	Checked:	F.G.A.
Date:	21.02.13	Date:	21.02.13
Scale:	VARIABLE	Dwg. No:	11035-500-121
Wg. Status:		Draft	

