

SCHEDULE A: Applications with Recommendation

18/0865

Item No: 12

Date of Committee: 23/11/2018

Appn Ref No:
18/0865

Applicant:
Aldi Stores LTD

Parish:
Carlisle

Agent:
KLR Planning

Ward:
Harraby

Location: Aldi Stores Limited, Petteril Bank Road, Carlisle, CA1 3AG

Proposal: Extension To Rear Of Existing Store; Reconfiguration Of Car Parking Area And Additional Car Parking

Date of Receipt:
20/09/2018

Statutory Expiry Date
15/11/2018

26 Week Determination

REPORT

Case Officer: Richard Maunsell

1. Recommendation

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

2. Main Issues

- 2.1 The Principle Of Development
- 2.2 Scale, Design And Impact On The Character And Appearance Of The Surrounding Area
- 2.3 Highway Issues
- 2.4 The Impact On The Living Conditions Of The Occupiers Of The Neighbouring Properties
- 2.5 Drainage
- 2.6 Potential For Crime, Disorder And Anti-Social Behaviour
- 2.7 Public Access

3. Application Details

The Site

- 3.1 Aldi, London Road, Carlisle is a large retail unit which forms part of an overall 0.77 hectare site. The store is located to the west of London Road and

adjacent to the junction with Petteril Bank Road and London Road.

- 3.2 The site is bounded by residential properties immediately adjacent to the north which comprise of both two and three storey properties separated from the site by a 1.8 metre high fence. Further to the east on the opposite side of London Road and to the south on the opposite side of Petteril Bank Road are residential properties. The houses on Baird Road to the west are separated in part by an area of vacant land that will form the extended car park. A residential care facility also adjoins this part of the site.
- 3.3 London Road is the main thoroughfare into the city centre from the south and the frontage of the site has an open aspect from the street scene being bounded by a low brick wall.

The Proposal

- 3.4 This application seeks planning permission to extend the existing store along the northern elevation, adjacent to the properties in Cavaghan Gardens. The extension will provide an additional 286sqm (net) of retail sales space. In addition the application seeks planning permission to extend the car park area into an area of vacant land that would provide an additional 36 car parking spaces.
- 3.5 In addition, the refrigeration equipment would be upgraded and repositioned, the existing parking layout would be reconfigured, landscaping would be planted, additional trolley shelters will be installed and acoustic fencing will be constructed on parts of the site. The area to the rear of the store adjacent to the boundary with Cavaghan Gardens would be enclosed at either end by a 2.1 metre high weldmesh fence and gates.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and direct notification to the occupiers of 58 of the neighbouring properties. In response, eight letters of objection and one letter commenting on the application have been received and the main issues raised are summarised as follows:
1. the extension will be much closer to neighbouring properties than the existing building and will appear oppressive;
 2. the outlook of bricks and steel will not be appealing from the neighbouring gardens;
 3. the Noise Assessment shows some noise from the operation of the store and car park but sensors were placed at the back of the building where there is little noise;
 4. the fans and equipment create noise levels up to 55dBA compared to background noise of 30dBA;
 5. the tannoy from the store are loud and disturbing;
 6. the Noise Assessment does not mention anything about those two extractor fans on the roof or the air conditioning unit on the back wall. There is also no indication of them on existing or proposed plan;

7. the extension will result in a loss of sunlight and will overshadow neighbouring properties potentially from 40% shade in March to 90% when the extension is complete;
8. the Noise Assessment states that they are planning to build 2m tall noise fence which has not been included in the shade study as this was done 7 months ago. A 2 metre noise fence would be 20cm taller than our existing fence which would put even more shade into neighbouring gardens;
9. looking at the shade study the reduced sunlight will have a detrimental effect on existing plants and trees;
10. the current buffer zone between Aldi and the neighbouring fence has some bushes and small trees. The application form states that there are no trees on the site and the landscape area plan shows some trees to be removed;
11. the store could be extended to the front rather than the back and the only reason this is not proposed is the need for the store to close for longer which is inconvenient for the applicant;
12. the cage around the chillers occasionally attracts youths leading to anti-social behaviour;
13. the applicant has been made aware of unwanted materials being found in the buffer zone;
14. the proposal would be detrimental to local wildlife;
15. the loss of any shrubbery and landscaping would be detrimental to the natural security and defence arrangements for the community.

5. Summary of Consultation Responses

Local Environment - Environmental Protection: - following receipt of further information regarding the noise output of the selected refrigeration plant also proposed additional mitigating features, this department is satisfied that the provided the refrigeration equipment is installed and maintained in accordance with manufacturers guidance, the proposed noise levels fall within World Health Organisation guidelines and should not cause a nuisance.

However, due to the proximity of the development to residential properties it would be appropriate to include a condition limiting the hours of construction work to protect any nearby residents from possible statutory noise or vibration nuisance. Consideration should be given to applying appropriate noise mitigation measures during the construction phase, for example, the storage/unloading of aggregates away from sensitive receptors and the use of white noise reversing alarms, where possible. These measures should aim to minimise the overall noise disturbance during the construction works.

In the event that the store is to remain open during the construction phase, it will be necessary to ensure the segregation of construction works from other activities in order to ensure the safety of all persons on site;

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

Highway Authority

The application under consideration is to extend the existing ALDI store on Petteril Bank Road. As part of the proposals the access arrangements are to remain unchanged but there is to be an increase in the number of car parking spaces. There are to be an additional 35 car parking spaces and one further parent / child space. These proposals are acceptable to the Highway Authority. However, no information has been provided regarding the construction vehicle routing detailing how materials for the extension will be delivered to the site, the number of HGVs and for how long HGVs will be arriving on site. This information is to be provided at a later date through the imposition of a planning condition.

Lead Local Flood Authority (LLFA)

Within the suite of documents submitted as part of this application it is not stated how the new extension and car park will connect into the existing surface water drainage network for the site. The addition of the car park is on a current greenfield site and therefore attenuation will be required on site to maintain the discharge from the car park is at the greenfield rate into the existing drainage network (to prevent flooding during a 1 in 100 year event plus a climate change allowance of 40%). It is worth noting that the site currently does not suffer from any surface water flooding and in principle there are no issues with the proposed development taking place at this site. As a result the Lead Local Flood Authority, as part of any approval, require the below conditions to be applied to properly assess the drainage arrangements on site.

Therefore to conclude the LLFA has no objections with regards to the approval of planning permission subject to the imposition of a planning condition requiring details of the surface water drainage and management scheme;

Cumbria Constabulary: - no comment;

Planning - Access Officer: - no objection;

United Utilities: - no objection subject to the imposition of conditions requiring foul and surface water to be drained on sperate systems together with the submission of a surface water drainage scheme.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/ Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be

assessed is the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG) and Policies of SP2, SP6, EC6, IP3, CC5, CM4, CM5 and GI3 of the Carlisle District Local Plan 2015-2030 are also relevant. The council's Supplementary Planning Documents (SPD) "Designing Out Crime" and "Achieving Well Designed Housing" are also material planning considerations.

- 6.3 The requirements of the public sector equality duty under Section 149 of the Equality Act 2010; and the "Guidelines for Public Transport In Developments" (1999) and "Reducing Mobility Handicaps" (1991) both prepared by the Chartered Institution of Highways & Transport CIHT) are also material considerations. Section 149(1) of the Equality Act 2010 establishes a duty to have due regard to three identified needs in the delivery of public services and the exercise of public powers, namely:
- a) to eliminate discrimination, harassment, victimisation etc;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.4 The relevant protected characteristics include age, gender, disability and race. The proposal raises the following planning issues.

1. The Principle Of Development

- 6.5 Paragraph 8 of the NPPF outlines that there are three dimensions to sustainable development: economic, social and environmental all of which give rise to the need for the planning system to perform a number of roles. These roles should not be undertaken in isolation because they are mutually dependent.
- 6.6 Paragraph 11 of the NPPF highlights the presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with the development plan; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 6.7 Development should also be 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.
- 6.8 The store has been established on the site for a number of years; however, consideration must be given to the impacts of the proposed extension.

Section 7 of the NPPF sets out a clear town centre first approach to ensure the vitality of town centres.

- 6.9 The NPPF advises in paragraph 85 that decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation by:
- defining a network and hierarchy of town centres and promote their long-term vitality and viability;
 - defining the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations;
 - retaining and enhancing existing markets and, where appropriate, re-introduce or create new ones;
 - allocating a range of suitable sites in town centres to meet the scale and type of development likely to be needed;
 - where suitable and viable town centre sites are not available for main town centre uses, allocating appropriate edge of centre sites that are well connected to the town centre; and
 - recognising that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.
- 6.10 Paragraph 89 in particular requires an impact assessment if the development is over a proportionate, locally set floorspace threshold (or default is 2,500sqm) to consider the impact on planned investment in Carlisle City Centre and the overall impact on vitality and viability. Applications should be refused where these are likely to have a significant adverse impact or fail the sequential test.
- 6.11 This proposal is for the extension to an existing store and therefore the potential locations for such an extension are limited to existing sites. In this instance all three of the Aldi Stores in Carlisle are in out-of-centre locations and no alternative is available to the store owner. In undertaking the assessment of the proposal the question is whether this out-of-centre extension in floorspace of 286sqm is sufficient to have a significant adverse impact on the city centre.
- 6.12 The proposed development is a small extension of an existing store which would allow for the greater sale of goods. In terms of impact on the city centre the floorspace is below that which requires a sequential test. Given the size of store as exists and the proposed extension whilst this could increase both convenience and comparison sales and increase potential turnover it is not considered that the increases will be significant enough to warrant refusal of the application.
- 6.13 Policy EC6 of the local plan echoes the national planning policy guidance and requires the submission of an impact assessment where the threshold would be breached. Based on the details of the proposed development, the principle of the scheme would not conflict with either the NPPF or Policy EC6 of the local plan.

2. Scale, Design And Impact On The Character And Appearance Of The

Surrounding Area

- 6.14 Development should also be 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.
- 6.15 The building would be single storey and rectangular in form. It has a mono ridge roof sloping down the length of the building with the high point at the juncture with the existing roof. The development will comprise of a simple colour pallet that would comprise of Staffordshire Blue Brindle facing brickwork with profile sheeting and a composite panel system that will comprise of the corporate colours of aluminium, pale grey and medium grey.
- 6.16 The extension would be located to the rear of the building and would be sited parallel to the boundary with the properties in Cavaghan Gardens. From London Road, the gable of the extension would be visible with views of the western gable visible from within the car park. Given the proximity of the elevation to the northern boundary, there would be very limited public views although the roof of the extension would be visible. The detailing and quality of the elevations will reflect the fenestration of the building already on site.
- 6.17 The development would allow the reuse of the vacant land to extend the existing car park. The area would form an extension both in layout and in terms of additional landscaping both of which would be proportionate to the site.
- 6.18 Given the context of the neighbouring built environment and the location, it is considered that the proposal would neither be obtrusive nor disproportionate and is acceptable.

3. Highway Issues

- 6.19 Planning policies generally require that development proposals do not lead to an increase in traffic levels beyond the capacity of the surrounding local highway.
- 6.20 The application seeks to provide additional car parking to the rear of the site and to improve circulation within the existing car park. Overall, the development would provide a total of 36 additional car parking spaces. The site is accessible by a number of different modes of transport including public transport, walking, cycling as well as the car. Cumbria County Council as the Highway Authority has confirmed that there is no objection subject to the imposition of a condition requiring the submission of a Construction Traffic Management Plan.
- 6.21 The scale of the additional retail floor space is relative small and any parking requirements could adequately be met within the retail park and the proposal would not result in unacceptable levels of additional traffic such that it would

be detrimental to the adjacent highway network. As such, the use would not give rise to a significant increase in traffic over and above the existing use of the overall site and is acceptable in highway terms.

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

- 6.22 There are residential properties adjacent to the application site. As well as the potential for crime and disorder, which is discussed in the following section of this report, the main issue raised by objectors is the adverse impact that the development will have on the living conditions of the occupiers of neighbouring properties from the use of the site. This includes noise from the proposed plant and equipment, as well the impact from the physical structure in terms of loss of daylight and sunlight.
- 6.23 The existing refrigeration equipment is located on the northern side of the building adjacent to the north-west corner and some of this equipment has been in situ for some time. As part of the development, this equipment would be repositioned adjacent to the south-west gable of the building i.e. further away from the neighbouring properties. Additionally, the equipment would be upgraded to more modern plant.
- 6.24 A 2 metre high acoustic fence is proposed to enclose the plant on the northern and western aspects. This fence would then continue along the new car park area on the northern and western boundaries.
- 6.25 The application is accompanied by a Noise Assessment which concludes:
- “7.1.2 The noise models produced demonstrate the benefits that the proposed scheme will have on the residential amenity of existing sensitive receptors located closest to the external plant, to the west and north of the site, with noise levels predicted to be lower than those currently experienced.*
- 7.2.1 The BS4142 assessment found that during the day and night, noise from the ALDI store would not give rise to an adverse impact at the nearest receptors, including consideration of HGV movement, peak vehicle movements and car park use and external refrigeration plant.*
- 7.2.2 It is concluded that noise should not be a prohibitive factor in the determination of this planning application.”*
- 6.26 Further to this, the objectors make reference to the excessive noise levels from the tannoy system within the store. In light of this, the manager of the store has adjusted these levels to address this point.
- 6.27 The council's Environmental Health Officer initially raised concerns about the Noise Assessment and the figures that were quoted, particular in respect of the night-time figures.
- 6.28 Additional information has been submitted by the applicant's noise consultant which states:

"In terms of the lowest LA90 noise level measured over the full 8 hour survey between 2300h and 0700h, this was measured between 0007h and 0022h at 31dB.

As discussed, Aldi will also install a quieter CO2 unit than that we have modelled, measuring 32dB at 10m, as we appreciate the concerns you have relating to existing residents overlooking the site.

To avoid any further issues with regards to the noise modelling software used to determine the predicted noise impact, as agreed, I have provided a basic distance attenuation calculation for the closest receptors to the north of the plant using the updated sound power level of 60dB. This calculation does not take into account any ground absorption, barrier attenuation, building reflection or difference in topography, however demonstrates simplistically that the predicted rating noise level at the closest receptors will be below the quietest background noise level of 31dB.

I also mentioned to you that Aldi have also decided to install a 2m high acoustic barrier around the external plant as shown on the attached plan, in addition to that proposed along the site boundary."

- 6.29 In response, the Environmental Health Officer has accepted this additional information and confirmed that the noise levels fall within the World Health Organisation guidelines and should not cause a nuisance. Several issues are recommended to be controlled by way of conditions.
- 6.30 Given the nature of the use together with the distance from the residential properties, it would be acceptable during the existing permitted trading hours stated but it would be reasonable to impose a condition restricting the hours of construction and thereby safeguarding the living conditions of the occupiers of neighbouring properties during this phase of the development.
- 6.31 In terms of the physical structure, this would extend closer to the neighbouring properties but would retain a 12 metre separation distance. The properties vary from two storey in height adjacent to London Road to three storey town houses towards the western boundary. The land slopes gently up in the same direction and a 1.8 metre high timber panel fence flanks the boundary.
- 6.32 The application is accompanied by a series of sections across the site from the proposed extension to the neighbouring properties and illustrates references at either end of the site together with a section in the middle. A Shadow Study drawing also accompanies the application and shows the existing impact on 23rd March at 8am, 10am, 12 noon and 2pm. There would be increased loss of daylight in the garden area at 10am and 12 noon.
- 6.33 An assessment has to be made as to whether the extension and changes to external areas would have a significant detrimental impact on the living conditions of neighbouring residents. Although the roof structure would be visible from some of the neighbouring properties, particularly the upper floors,

in respect of the first and second floor windows these would look over the roof. The extension would be screened from the ground floors windows by the existing boundary fence.

- 6.34 The development would retain the minimum distance required by the housing SPD. Whilst there would be some loss of daylight in the gardens at certain times of year, the gardens are already overshadowed to a degree. Given the location of the extension and changes proposed, none of these are close to neighbouring residential properties and therefore the proposal would not exacerbate the current situation to an unacceptable level to warrant refusal.

5. Drainage

- 6.35 The proposal would increase surface water run-off from the site by virtue of the additional roof area and the extended car park. Policy CC5 of the local plan seeks to ensure that development proposals have adequate provision for the disposal of surface water. The application form states that surface water drainage would be disposed of by means of foul drainage. Cumbria County Council as the Lead Local Flood Authority and United Utilities have raised no objection subject to the imposition of conditions which are included following this report.

6. Potential For Crime, Disorder And Anti-Social Behaviour

- 6.36 In addition to the concerns about the impact on amenity, residents are also concerned about the potential for crime and anti-social behaviour.
- 6.37 Cumbria Constabulary has been actively involved in the consultation process and has raised no objection. To tackle the existing alleged situation of persons gathering to the rear of the store, sitting on parts of the building and scaling neighbouring fences, a weld mesh fence and gate would enclose either open end of the extension. Access by authorised personnel would still be permitted for maintenance etc. A condition is imposed requiring the implementation and retention. On this basis, the proposal would not raise any issues in terms of crime and disorder and would improve the existing situation.

7. Public Access

- 6.38 The design and layout of the building is required to be designed to meet the highest standards of accessibility and inclusion for all potential users regardless of disability, age or gender in accordance with the objectives of Policy SP6 of the local plan.
- 6.39 The proposal does not involve any alterations to the entrance of the building. The council's Access Officer has raised no objection to the application and accordingly, the proposal is acceptable and does not raise any accessibility issues.

Conclusion

- 6.40 In overall terms the principle of an extension to the building is acceptable. The scale, design and appearance of the overall development, including the extended car park area, would not be detrimental to the character or appearance of the street scene.
- 6.41 The site is accessible by a variety of modes of transport and adequate parking provision can be accommodated within the existing and extended car park.
- 6.42 The building would be extended closer to the neighbouring properties; however, the submitted plans show that a minimum distance of 12 metres would be retained. Although some gardens would be affected by a reduced amount of daylight and sunlight in the gardens, these areas are already overshadowed by the existing building. The additional degree of overshadowing for 2 hours as highlighted by the supporting drawing showing the impact at the spring equinox, would not be unreasonable.
- 6.43 Conditions are imposed relating to the construction hours, provision of a landscaping scheme and the means of enclosure to reduce the potential for crime and disorder.
- 6.44 In all aspects the proposals would be compliant with the objectives of the relevant local plan policies.

7. Planning History

- 7.1 There is a lengthy planning history relating to development on the site by the former occupier Cavaghan and Gray.
- 7.2 In 2006, planning permission was granted for the reclamation/ remediation of the former factory site to facilitate subsequent residential/ commercial development.
- 7.3 Outline planning permission was granted in 2007 for a mixed use development (residential, food store and employment units).
- 7.4 In 2007, advertisement consent was granted for non-illuminated signage.
- 7.5 Reserved matters approval was granted in 2008 for a proposed Aldi supermarket, additional retail unit and workshop development with office units over.
- 7.6 Later in 2008 a revised application for reserved matters approval was granted for a proposed Aldi supermarket, additional retail unit and single storey workshop development.
- 7.7 Planning permission was granted in 2010 for a proposed Aldi supermarket and single storey workshop development.
- 7.8 In 2012, planning permission was granted for the variation of condition 22 of

previously approved application 08/0472 to allow trading between 0800 to 2100 hours Monday to Saturday.

- 7.9 Planning permission was granted in 2014 for the variation of condition 3 of previously approved permission 12/0606 to allow trading from 0800 hours to 2200 hours Monday to Saturday.

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the Planning Application Form received 20th September 2018;
2. the Site Location Plan received 20th September 2018 (Drawing no. 0305 PL (0) 01);
3. the Proposed Site Plan received 29th October 2018 (Drawing no. 0305 PL (0) 05 Rev B);
4. the Proposed Floor Plan received 20th September 2018 (Drawing no. 0305 PL (0) 06);
5. the Proposed Floor Plan received 20th September 2018 (Drawing no. 0305 PL (0) 06);
6. the Proposed Elevations received 29th October 2018 (Drawing no. 0305 PL (0) 08 Rev B);
7. the Proposed Landscaping Plan received 29th October 2018 (Drawing no. 0305 PL (0) 09 Rev B);
8. the Proposed Car Park Section received 25th October 2018 (Drawing no. 0305 - SK58);
9. the Proposed Site Section received 25th October 2018 (Drawing no. 0305 - SK55);
10. the Proposed Site Section received 29th October 2018 (Drawing no. 0305 - SK50);
11. the Proposed Site Section received 29th October 2018 (Drawing no. 0305 - SK59);
12. the Existing & Proposed Shadow Study received 20th September 2018 (Drawing no. 0305 - SK50);
13. the Statement of Community Involvement received 20th September 2018;
14. the Addendum Statement of Community INvolvement received 31st October 2018;
15. the Noise Assessment received 1st October 2018;
16. the Notice of Decision;
17. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Development shall not commence until a Construction Phase Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:
- pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
 - details of proposed crossings of the highway verge;
 - retained areas for vehicle parking, maneuvering, loading and unloading for their specific purpose during the development;
 - cleaning of site entrances and the adjacent public highway;
 - details of proposed wheel washing facilities;
 - the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
 - construction vehicle routing;
 - the management of junctions to and crossings of the public highway and other public rights of way/footway;
 - surface water management details during the construction phase

The development shall be carried out in accordance with the approved Construction Traffic Management Plan.

Reason: The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users to ensure an adequate form of development that does not adversely affect the amenities of the occupiers of neighbouring premises in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Policy LD8

4. Prior to the commencement of any development, a surface water drainage scheme including a construction phase drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the local planning authority.

The surface water system shall demonstrate 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 30 % 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). The scheme must also 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.

The surface water drainage scheme must be in accordance with the

Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the surface water public sewer, the pass forward flow rate to the surface water public sewer must be restricted to 5l/s for any storm event.

The development shall be undertaken in accordance with the approved surface water drainage and management scheme.

Reason: To ensure a satisfactory means of surface water disposal in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030 and to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

5. No construction work associated with the development hereby approved shall be carried out before 0730 hours or after 1800 hours Monday to Friday, before 0730 hours or after 1300 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

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

6. The Acoustic Fence shown on the Proposed Site Plan received 29th October 2018 (Drawing no. 0305 PL (0) 05) shall be constructed prior to the extension hereby approved being brought into use and shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that appropriate acoustic attenuation measures are provided on the site to protect the living conditions of the occupiers of neighbouring properties in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

7. The weld mesh fence and gate shown on the Proposed Site Plan received 29th October 2018 (Drawing no. 0305 PL (0) 05) shall be constructed prior to the extension hereby approved being brought into use and shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To reduce the potential for crime and disorder in accordance with Policy CM4 of the Carlisle District Local Plan 2015-2030.

8. The extended car park shown on the Proposed Site Plan received 29th October 2018 (Drawing no. 0305 PL (0) 05) shall be constructed and completed prior to the extension hereby approved being brought into use and shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To provide a proportionate level of car parking provision in

accordance with Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

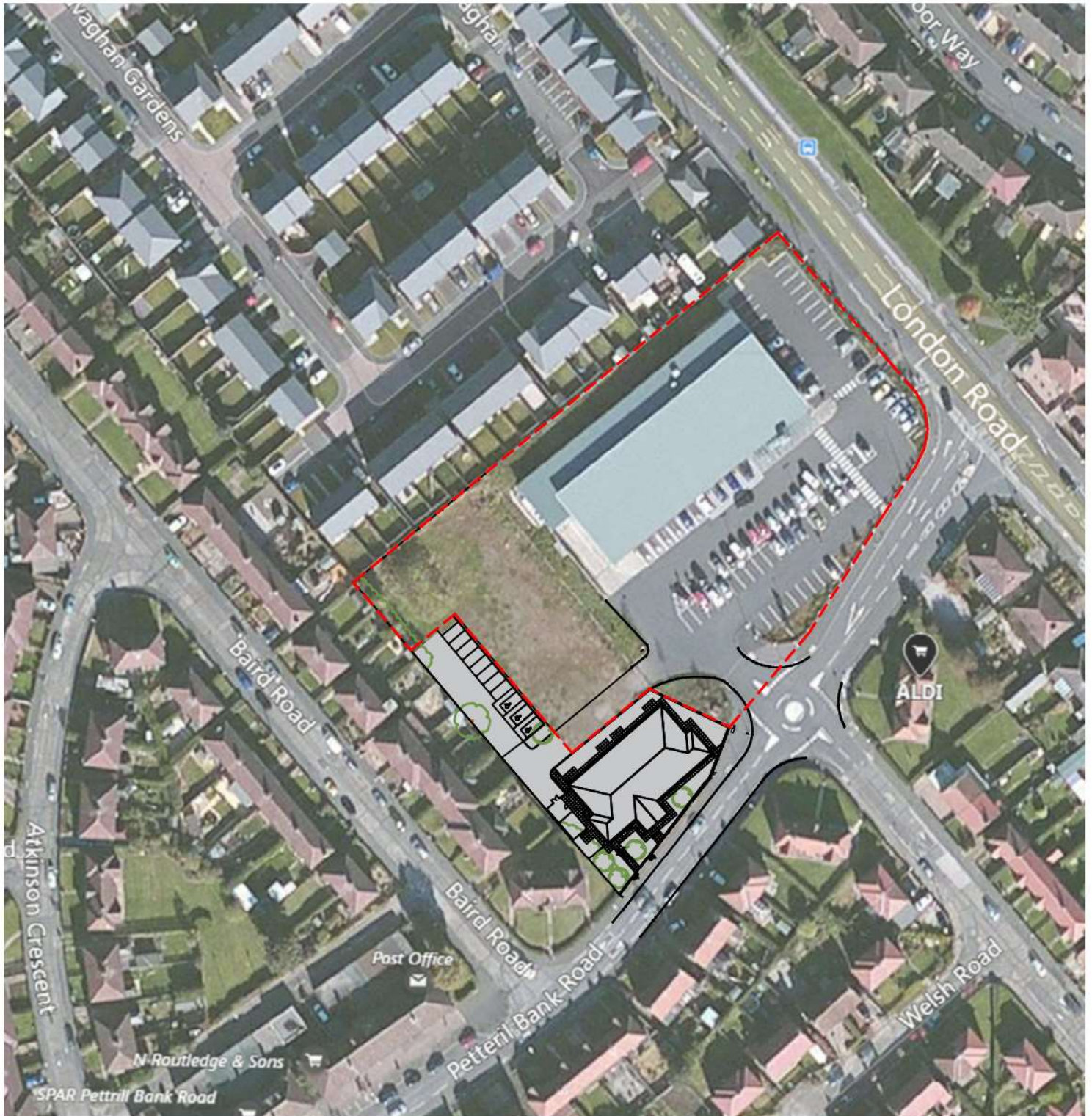
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and maintained thereafter to the satisfaction of the Council; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented and that it fulfils the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030.



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Rev	Date	Description	Rev By	CHKD By
1	-	-	-	-



Client
Aldi Stores Ltd



Project Title
Aldi - Carlisle

Project Address
**Petteril Bank Road
Carlisle**

Drawing Title
Site Location Plan

Drawing Number
0305 PL (0) 01

Revision
1

Drawn JP	Checked JWC	Date 21.08.18	Scale 1:1250	Size A4	Status PLANNING
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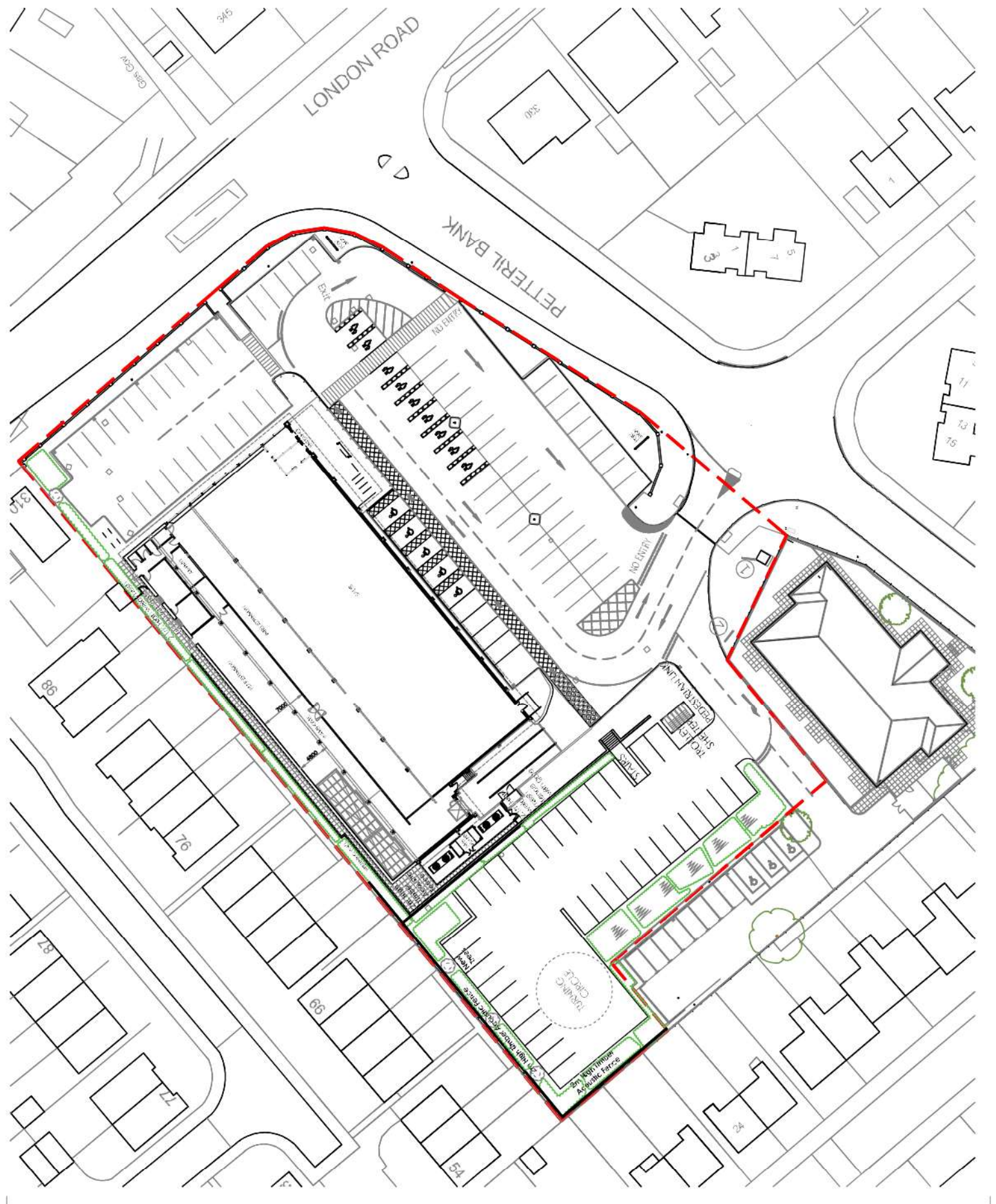
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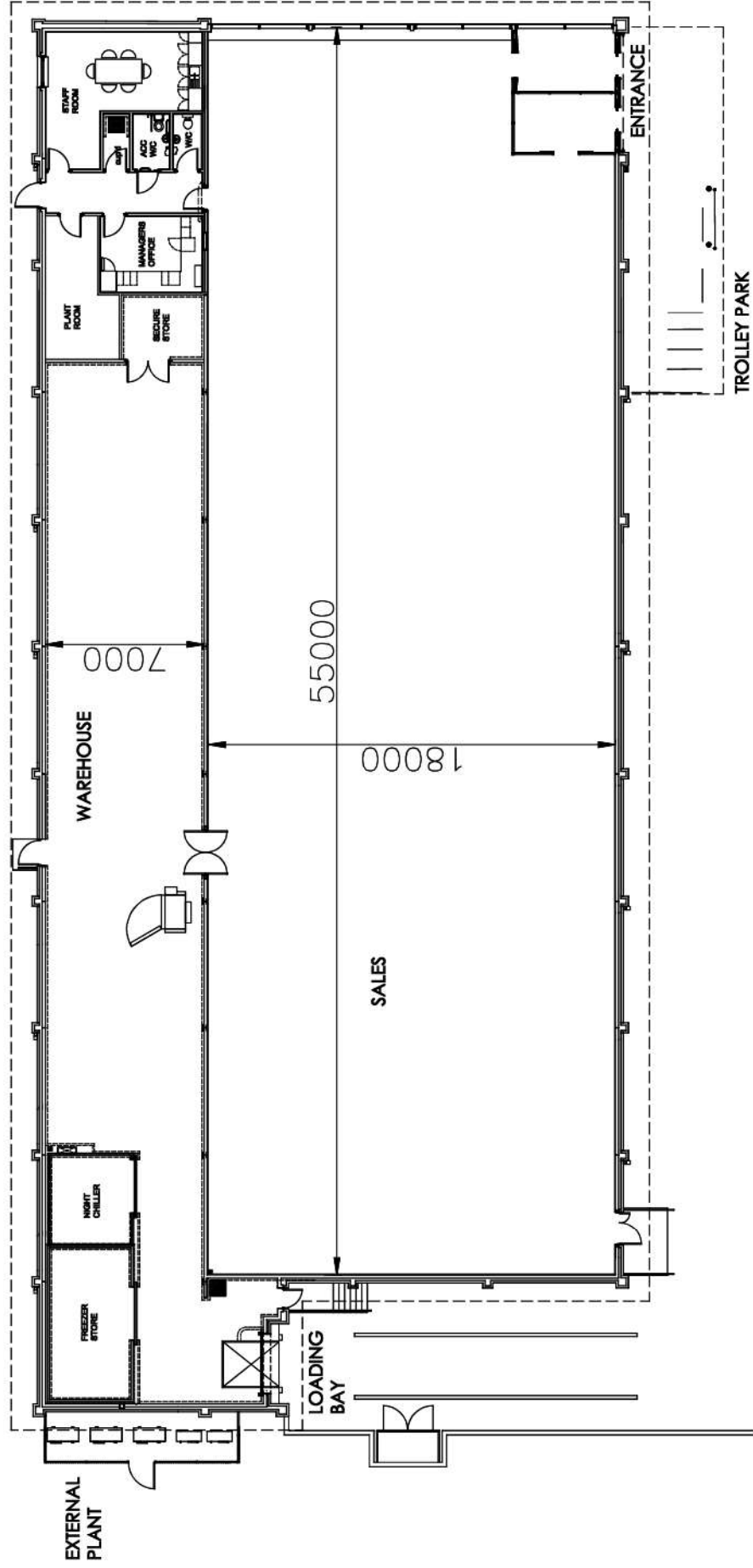
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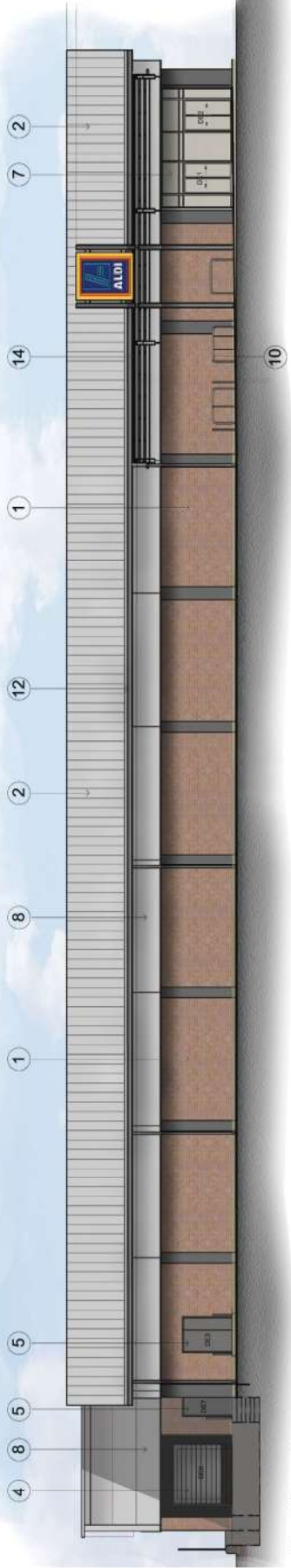


ALDI
 Aldi Stores Ltd
 Aldi - Carlisle
 Petteril Bank Road, Carlisle
 Cumbria
 CA1 1JF
 0191 280 881
 www.aldi.co.uk

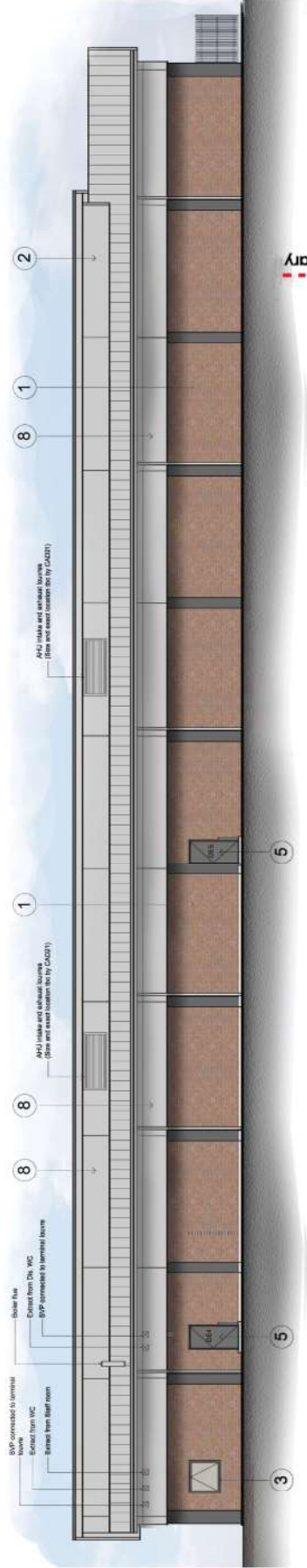
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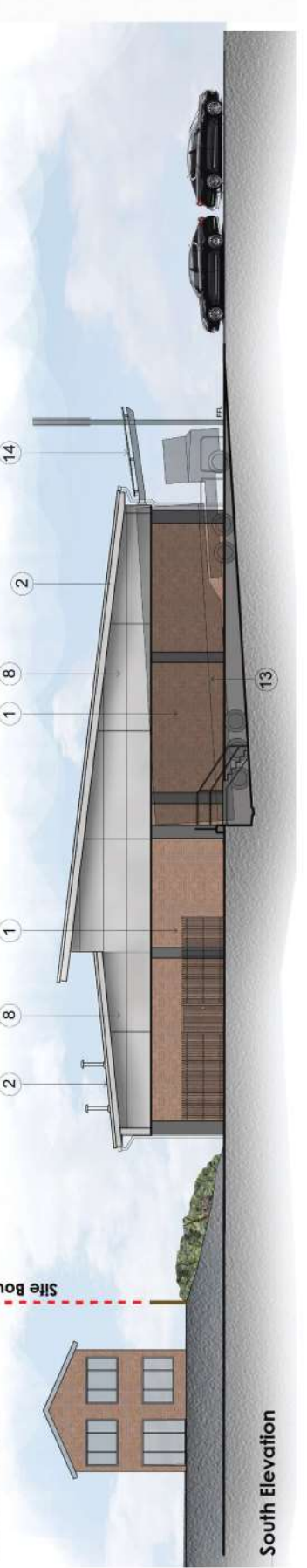
East Elevation



West Elevation



North Elevation



South Elevation

EXTERNAL FINISHES

- Walls - Block Hmley Mixed Rustle facing brickwork in natural mortar
- Piers - Block Staffordshire Blue Bricks cragglaced facing brickwork in matching mortar
- Roof - Kingspan K5100KRV Insulated steel composite roof cladding.
- Windows - polyester powder coated aluminium RAL 9006.
- Sectional Overhead Door - PVF coated steel RAL 7045.
- Steel Escape Doors - Polyester Powder coated RAL 7045. Frames RAL 7046.
- Shopfronts - polyester powder coated aluminium RAL 9006.
- Gable & wall cladding - Kingspan K5100KRV Insulated steel composite panel system. Colour RAL 9006.
- Handrails - Galvanised Tubular steel.
- Trolley park rails - Satin finish stainless steel.
- Water meters to shopfront and entrance to be frame perforated concrete.
- Rainwater gutters - Profiled steel gutter to match roof cladding.
- Rainwater pipes - 100mm dia. natural aluminium.
- Retaining wall to ramp.
- Steel framed glazed canopy. Frame RAL 9006.

Colours:

- RAL 9006 Aluminium
- RAL 7044 Pure Grey
- RAL 7045 Medium Grey 1
- RAL 7046 Medium Grey 2



Aldi Stores Ltd
 100% Recycled Paper
 100% Recycled Ink
 100% Recycled Glue
 100% Recycled Lamination
 100% Recycled Binding

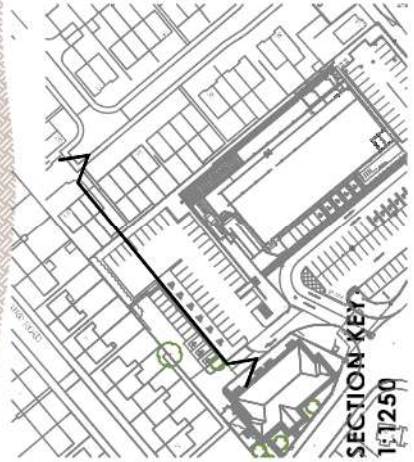
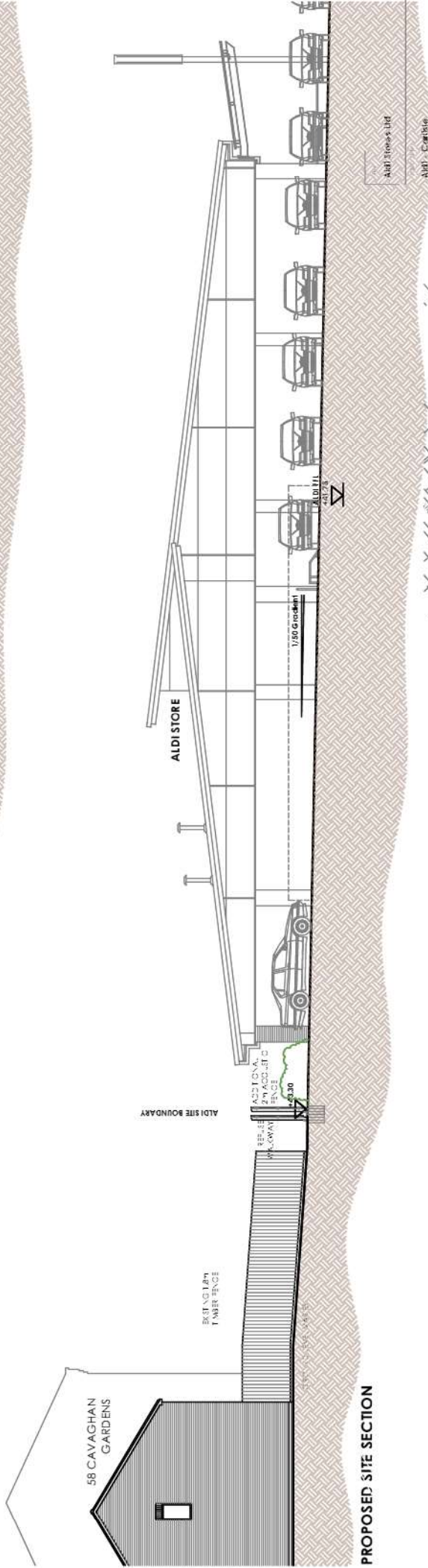
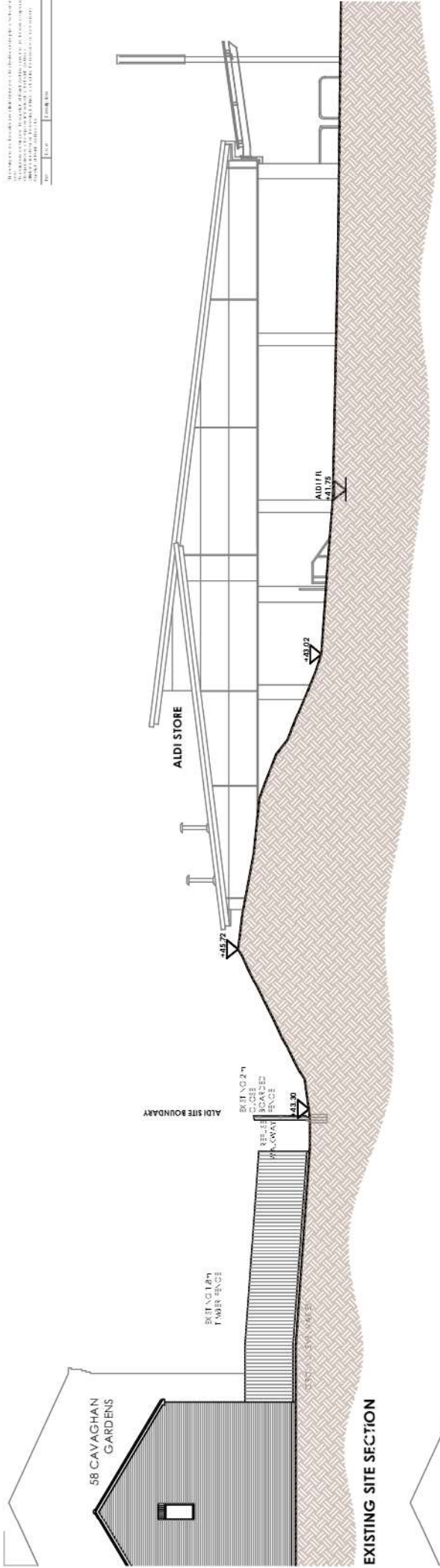
Aldi - Carlisle
 Petteril Bank Road, Carlisle
 Cumbria

Existing Elevations
 0305 PL (0) 04

JVC 27.08.18 1:100 A1 PLANNING
 North Elevation 2
 South Elevation 2
 West Elevation 2
 East Elevation 2
 NED 3.00

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 100% Recycled Ink
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 100% Recycled Binding
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 100% Recycled Binding

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Proposed Car Park Section

0305 - SK58

JWC 25/10/18 1:100 AK

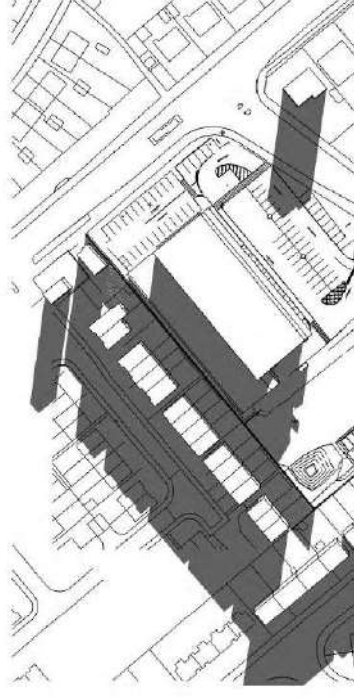
Media Exchange 2
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Newcastle Upon Tyne
NE1 2QB

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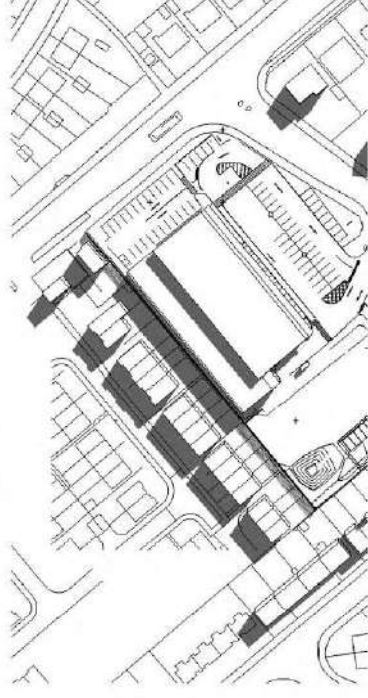
0191 260 3551
info@projectarchitects.com
www.projectarchitects.com

Note: Adjacent buildings and levels shown for indicative purposes only.

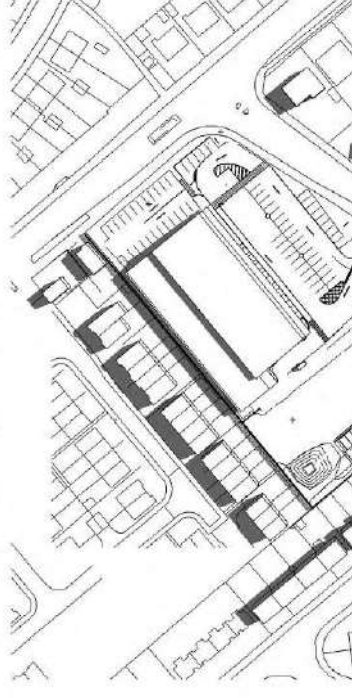
Proposed Site Plan



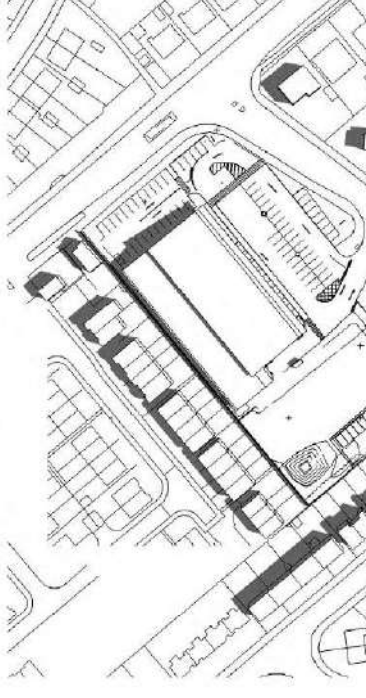
23rd March 12noon



23rd March 12noon



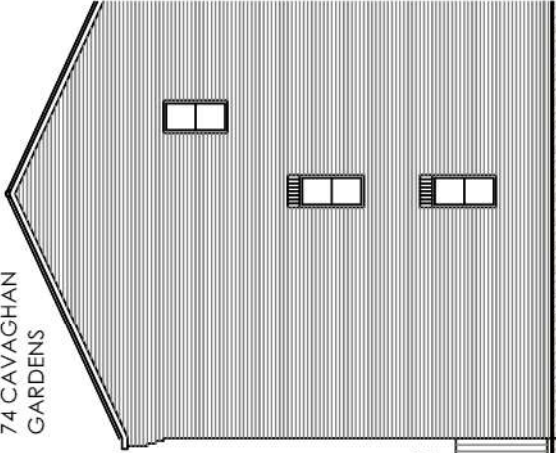
23rd March 12noon



23rd March 2pm

Note: Adjacent buildings and levels shown for indicative purposes only.

74 CAVAGHAN
GARDENS



EXISTING 1.8m
TIMBER FENCE

EXISTING 2m
CLOSE
BOARDED
FENCE

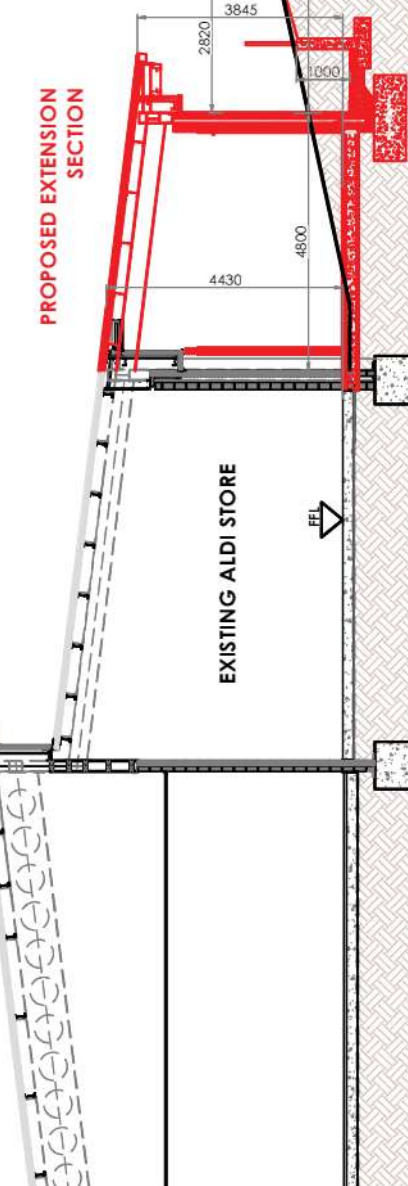
REFUSE
WALKWAY

GROUND LEVEL VARIES

PROPOSED EXTENSION
SECTION

EXISTING ALDI STORE

F.F.L.



Aldi Stores Ltd

Aldi - Carlisle

Pefferil Bank Road
Carlisle

Proposed Site Section

0305 - SK55

JWC

Media Exchange 2
Coquet Street
Newcastle Upon Tyne
NE1 2QB

Foxsyth House
93 George Street
Edinburgh
EH2 3ES

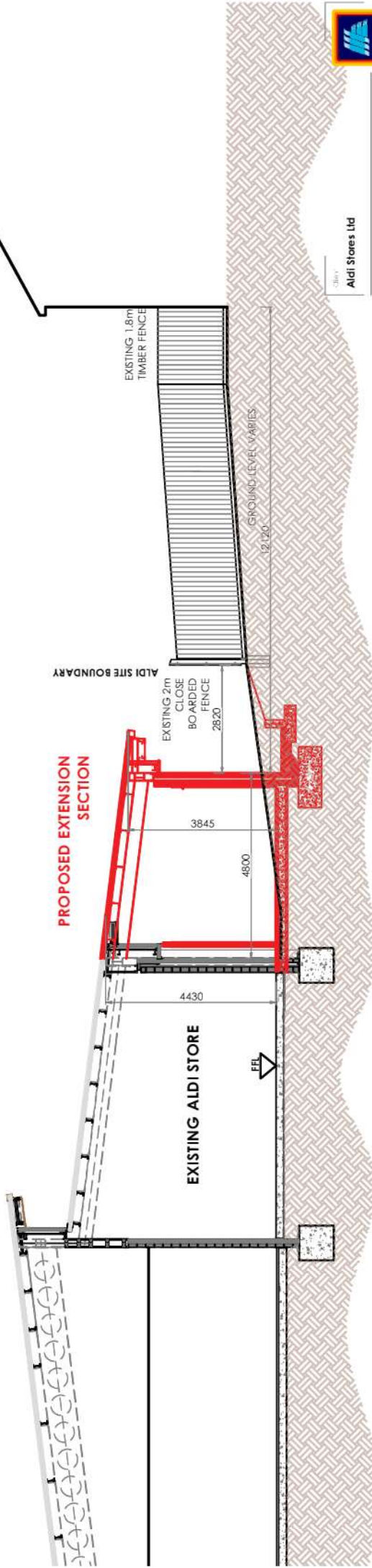


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w : www.projektarchitects.com

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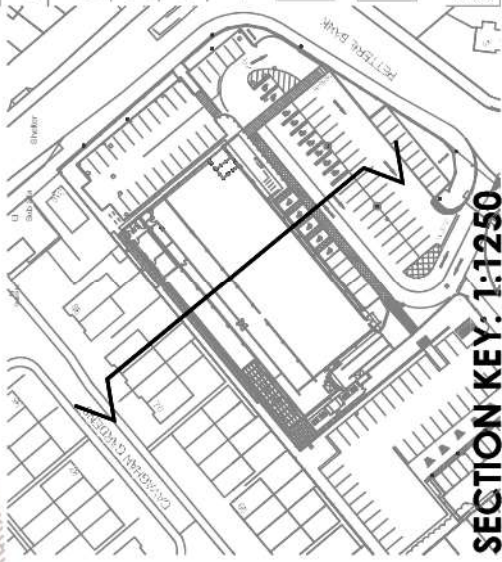


Aldi Stores Ltd
Aldi - Carlisle
Petteril Bank Road
Carlisle
Cumbria, Cumbria, Cumbria

Proposed Site Section
0305 - SK50
JWC 29.10.18 1:100 A3

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NE1 2QB
Foskyn House
93 George Street
Edinburgh
EH2 3ES

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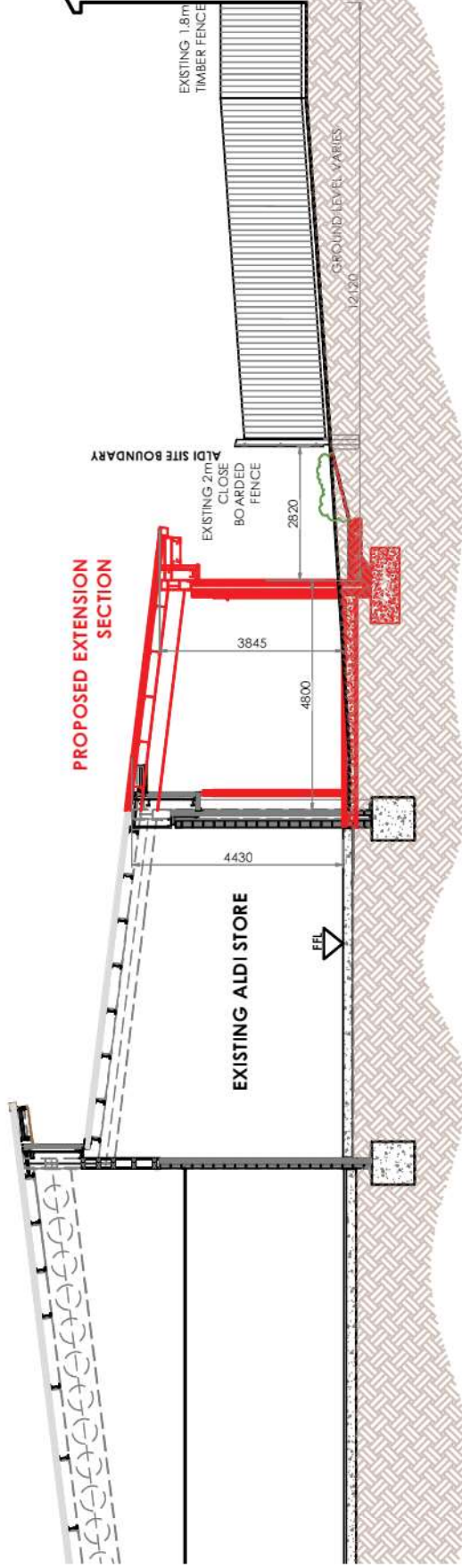
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Rev	Date	By	For
01	10/08/2024	JWC	Client

84 CAVAGHAN
GARDENS



Proposed Site Section

0305 - SK59

JWC

26.10.18

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A3

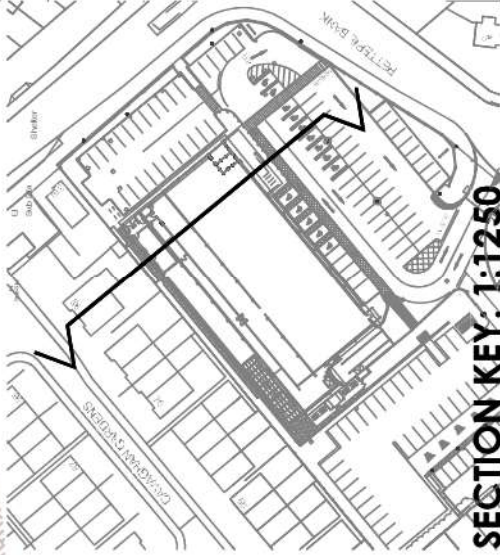
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