

SCHEDULE A: Applications with Recommendation

18/0912

Item No: 03

Date of Committee: 23/11/2018

Appn Ref No:
18/0912

Applicant:
Carlisle City Council

Parish:
Carlisle

Agent:
Gerald Eve LLP

Ward:
Castle

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

Proposal: Erection Of Temporary Sport/Leisure Facilities And Associated Works To Facilitate The Demolition And Construction Phases Associated With The Redevelopment Of The Sands Centre

Date of Receipt:
11/10/2018

Statutory Expiry Date
06/12/2018

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

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

2. Main Issues

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

3. Application Details

The Site

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

The Proposal

- 3.9 An application has been submitted (18/0805) which is seeking planning permission to demolish the western part of the building, which contains the leisure facilities, and to replace this with a new extension. The adjoining entertainment facilities would be retained and would remain in operation during the demolition and construction works.
- 3.10 Temporary sports/ leisure facilities would, therefore, need to be provided during the demolition and construction works. This application is seeking planning for these temporary facilities.
- 3.11 The temporary facilities include a total of 999 sq m of floorspace comprising:
- Gym and studio
 - Sports hall
 - Equipment storage area
 - Reception
 - Toilets and changing facilities
 - Generator compound
- 3.12 The temporary sports and leisure facilities would be sited on part of the existing car park, that lies between the front of the retained events building and Newmarket Road.
- 3.13 A gym (362 sq m), spinning area (130 sq m), a reception area and an office would be provided in a series of 14 interconnecting portacabins. These would have a maximum height of 3.5m.
- 3.14 A sports hall (300 sq m) would be located to the front of the gym and this would have a ridge height of 6.7m. Changing rooms (42 sq m) and wc/ showers (36 sq m) would be provided to the front of the spinning area and to the west of the sports hall. These would have a ridge height of 2.8m. A generator (40 sq m) would be located between the wc/ showers and the sports hall.
- 3.15 The proposed temporary facilities would be sited on areas of existing hardstanding / car park and no ground works would be required (with the exception of those which might be required to make a new foul water connection).
- 3.16 The existing access to the Sands Centre Car Park via Newmarket Road would be closed during the construction works for the new leisure facilities. Access for the temporary buildings would be via the existing eastern access located on Swifts Bank. A barrier controlled temporary access would be created at the junction of Newmarket Road and Swifts Bank to enable service vehicles to access the site during the construction works. Servicing would continue to take place to the east of the events facility.
- 3.17 A total of 69 car parking spaces would be available at the Sands Car Park during the construction phase, if the temporary sports and entertainment

facilities are provided. Further parking spaces would be made available at Swifts Bank car park, with other parking be available in existing city centre car parks.

- 3.18 Whilst this application is seeking a standard 3 year planning permission, it is anticipated that the accommodation would only be required for approximately 18 months in line with the projected demolition and construction programme. Following the completion of construction works associated with the main application, the temporary buildings would be removed and the application site would be reinstated in line with the main application.

4. Summary of Representations

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

5. Summary of Consultation Responses

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

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

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

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

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

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

Cumbria Wildlife Trust: - no comments received;

Local Environment - Environmental Protection: - no comments received;

Planning - Access Officer: - no objections;

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

Sport England North West: - no objections;

Open Spaces Society: - no comments received.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP1, SP2, SP6, SP9, EC6, EC9, IP2, IP3, IP5, IP6, CC3, CC4, CC5, CM4, CM5, HE2, HE3, HE4, HE7, GI3, GI5 and GI6 of the Carlisle District Local Plan (CDLP) 2015-2030. The Supplementary Planning Documents Trees and Development and Designing Out Crime are also material planning considerations.
- 6.3 The proposal raises the following planning issues.
1. Principle Of Development
- 6.4 The temporary facilities proposed are required to provide continued access to sports and leisure facilities whilst the existing leisure and ancillary entertainment facilities are redeveloped subject to the approval of the main application.
- 6.5 This application is seeking approval for the provision of temporary sports and leisure facilities for the duration of the demolition and construction period relating to the redevelopment of the Sands Centre. The proposed temporary facilities are essential to ensure that existing and future customers of the Sands Centre have continued access to health and fitness facilities. Whilst it is recognised that the temporary facilities are not appropriate for long-term or permanent use, they provide a suitable offer while the modernised leisure facilities are being completed.
- 6.6 The temporary buildings would be removed following completion and re-opening of the Sands Centre and the site would be restored in line with the drawings submitted in support of the main application.
- 6.7 Policy EC6 indicates that new development for main town centre uses should be subject to sequential testing. However, in this instance, the floorspace proposed represents a significant reduction in the existing floorspace at the Sands Centre and would not result in any increased trade. Moreover, the Centre is likely to experience a reduction in trade during the demolition and construction phases. As such, it is not considered necessary

to carry out a sequential assessment for the proposed development.

- 6.8 In light of the above, given the temporary nature of the facilities which are to support an existing operation, the proposal would be acceptable, in principle.

2. Whether The Scale And Design Are Acceptable

- 6.9 The proposal is seeking permission for a series of temporary buildings and structures, which would have a total floor area of 999 sq m.
- 6.10 The temporary sports and leisure facilities would be sited on part of the existing car park, that lies between the front of the retained events building and Newmarket Road.
- 6.11 A gym (362 sq m), spinning area (130 sq m), a reception area and an office would be provided in a series of 14 interconnecting portacabins. These would have a maximum height of 3.5m.
- 6.12 A sports hall (300 sq m) would be located to the front of the gym and this would have a ridge height of 6.7m. Changing rooms (42 sq m) and wc/showers (36 sq m) would be provided to the front of the spinning area and to the east of the sports hall. These would have a ridge height of 2.8m. A generator (40 sq m) would be located between the wc/showers and the sports hall.
- 6.13 The buildings would be small in scale, when compared to the existing building. Given the temporary nature of the buildings, the design of the buildings and the choice of materials is limited but given the scale of the buildings their impact would not be significant.
- 6.14 In light of the above, the scale and design of the proposal would be acceptable.

3. Flood Risk

- 6.15 Due to the site being located within Flood Zone 3 (benefiting from existing flood defences), the applicant has undertaken a Flood Risk Sequential Test for the redevelopment of the Sands Centre.
- 6.16 The development if proposed in isolation would need to carry out a sequential test in respect of flood risk (i.e. to assess whether other sites are available that can accommodate the development within a lower flood zone). In this instance, however, the proposal relates to the temporary provision of existing facilities during the construction period, rather than the creation of new permanent floorspace. Given the temporary facilities are linked to the continued operation of sport and leisure facilities on the site it would be unreasonable and impractical to expect the applicant to relocate the facilities to a site within a lower flood zone in this instance. There is, therefore, no requirement to undertake a sequential test in relation to this proposal.
- 6.17 As no exception test was required for the main application, as a result of the

'less vulnerable' land use proposed, there is no need to carry out an exception test in relation to this current proposal.

- 6.18 A detailed Flood Risk Assessment (FRA) has been submitted with the application. All of the temporary buildings and structures would be protected by the existing flood defences and the overall risk of fluvial flooding to the site is considered to be low.
- 6.19 There is a residual risk of an exceedance event and in order to minimise any risks, the floor levels of the temporary structures would be raised. All of the temporary structures would need to be fixed to the ground to mitigate the risk of floating during an exceedance event.
- 6.20 In the event that defences are overtopped, there would not be a dry, safe egress route from the temporary facilities. The evacuation of people and vehicles would need to be managed through the existing Flood Warning and Evacuation Plan for The Sands, which would need to be updated to include the temporary facilities.
- 6.21 The Environment Agency (EA) has been consulted on the application. It is satisfied that the proposed development would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.
- 6.22 In light of the above, the proposal would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.

4. Impact On Listed Buildings

- 6.23 Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect of listed buildings. The aforementioned section states that:

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

- 6.24 Policy HE3 of the adopted Local Plan seeks to ensure that Listed Buildings and their settings will be preserved and enhanced.
- 6.25 The walls, railings and piers which are located on the southern, and on part of the western, site boundary are Grade II Listed. Eden Bridge, which lies to the north west of the site is Grade I Listed, with the Turf Public House, which lies to the south east of the site being Grade II Listed. The Creighton Memorial, which lies within the centre of Hardwicke Circus is also Grade II Listed.
- 6.26 The development would lead to a change in the setting of the heritage assets identified above but their setting has already been significantly

changed following: the demolition of the cattle market; the widening of Eden Bridge; the development of the Sands Centre; and the development of Hardwicke Circus, the Civic Centre and the DFS retail warehouse.

- 6.27 Given the temporary nature of the buildings and their small scale compared to the existing buildings and the building to be retained, any changes to the setting of the listed buildings/ structures would be minimal and would only be short term.

5. Impact On Conservation Areas/ Historic Parkland

- 6.28 The application site is located adjacent to the City Centre Conservation Area, the eastern boundary of which adjoins Bridgewater Road and the Stanwix Conservation Area, which incorporates Eden Bridge and Rickerby Park which lies on the opposite side of the River Eden to the Sands Centre. Rickerby Park is registered as historic parkland.

- 6.29 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect to any buildings or land in a conservation area. The aforementioned section states that:

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

- 6.30 The aims of the 1990 Act are reiterated in both the NPPF, PPG and policies within the adopted Local Plan. Policy HE7 of the Local Plan advises that proposals should preserve or enhance the special character and appearance of conservation areas.

- 6.31 Case law (South Lakeland District Council v Secretary of State for the Environment (1992)) has established the principle that if development has a neutral impact on a conservation area, in that it made no positive contribution but left it unharmed, it could properly be said to preserve the character and appearance of that area.

- 6.32 In relation to historic parkland, Policy HE4 states that proposals that harm the significance of a designated park and garden or its setting will not be permitted. Proposals should ensure that development does not detract from the enjoyment, layout, design character or appearance of that landscape, cause harm to key views from or towards these landscapes.

- 6.33 The proposed development would lead to a change in the setting of the heritage assets identified above but their setting has already been significantly changed following: the demolition of the cattle market; the widening of Eden Bridge; the development of the Sands Centre; and the development of Hardwicke Circus, the Civic Centre and the DFS retail warehouse.

- 6.34 The Sands building is clearly visible from the City Centre Conservation Area, which includes Bitts Park and from the Stanwix Conservation Area which

includes Eden Bridge and Rickerby Park. The mature trees that lie to the north of the Sands Centre along the River Eden would be retained and these, together the retained events building, would screen the temporary buildings from Rickerby Park.

- 6.35 Given the temporary nature of the buildings and their small scale compared to the existing buildings and the building to be retained any changes to views into, and out of, the conservation areas/ historic parkland would be minimal and the proposal would preserve the setting of the City Centre and Stanwix Conservation Areas and Rickerby Park.

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

- 6.36 The Sands Centre is adjoined by the Turf Public House and DFS retail warehouse. Neither of these uses would be adversely affected by the proposed temporary facilities.
- 6.37 The nearest residential properties would be located on Corporation Road and on Stanwix Bank. Use of the proposed temporary sports and leisure facilities would result in limited noise from audio equipment associated with studio classes. The level of noise expected to be audible from outside the proposed accommodation would be minimal and would be inaudible from the nearest dwellings. The noise from the traffic at Hardwicke Circus and on Eden Bridge and the surrounding road network would dominate any noise resulting from the use of the temporary sports and leisure facilities.

7. Impact on Existing Trees

- 6.38 The application is accompanied by an Arboricultural Impact Assessment and an Arboricultural Method Statement. These state that two trees would need to be removed in order to accommodate the temporary sports and leisure facilities. A number of options were considered to avoid tree removal and this proposal results in the fewest number of trees being removed. These two trees to be removed are both identified as Category C (low).
- 6.39 The retained trees in the vicinity of the temporary buildings would be protected during the construction works by tree protection fencing, that would comply with British Standards. This would ensure that there is no significant damage to the retained trees as a result of this proposal.

8. Biodiversity

- 6.40 A Preliminary Ecological Appraisal Report has been submitted in support of the main application. This confirms that there were no bats observed on the site during a series of surveys over the summer and no other protected species were identified nor any areas of sensitive habitat within the application site. Some ecological enhancements would be secured through conditions attached to the main application.
- 6.41 Natural England has been consulted on the application. It notes that the

proposal is adjacent to the River Eden and without appropriate mitigation the application could have an adverse effect on the River Eden SSSI/ SAC.

- 6.42 In order to mitigate these adverse effects and make the development acceptable Natural England considers that the following mitigation measures should be secured: finalised foul and surface water drainage strategy; and the protection of surface water drains if there are plans to excavate and mix and pour concrete.
- 6.43 In response, the applicant has confirmed that: the temporary buildings would not have foundations; the only excavation works that might be required would relate to the installation of the new foul drainage connection, which would not be significant; any concrete mixing would be carried out off-site and delivered to the site pre-mixed; foul drainage would connect to the existing foul system; and there would be no increase in surface water discharge from the site given that the temporary buildings and structures would be sited on existing car parks.

9. Highway Matters

- 6.44 The application is accompanied by a Transport Assessment (TA). The TA notes that the provision of the temporary facilities along with the construction compound required to facilitate the main application would result in a net loss of 225 car parking spaces. As such, 69 parking spaces would be available to use at the Sands Centre while the temporary facilities are in operation. These would be supplemented by the adjacent Swifts Bank Car Park, which has a capacity of 188 spaces.
- 6.45 There are a number of other car parks within a ten minute walk of the site and these provide 1,242 additional car parking spaces. An assessment of the car parks has shown that they are likely to be able to adequately accommodate additional parking demand from the Sands Centre that would be generated by a sell out event.
- 6.46 The existing access to the Sands Centre Car Park via Newmarket Road would be closed during the construction works for the new leisure facilities. Access for the temporary buildings would be via the existing eastern access located on Swifts Bank. A barrier controlled temporary access would be created at the junction of Newmarket Road and Swifts Bank to enable service vehicles to access the site during the construction works. Servicing would continue to take place to the east of the events facility.
- 6.47 A trip generation study was undertaken as part of the TA and this identifies that the development would reduce trips on the local transport network.
- 6.48 The Local Highways Authority has been consulted on the application and has confirmed that it has no objections to the proposal subject to the imposition of conditions. The use of the existing eastern access located on Swifts Bank to serve the temporary facilities would be acceptable. The proposed temporary access at the junction of Newmarket Road and Swifts Bank is acceptable in principle, however, a swept path analysis is required to

ascertain if HGVs can enter and leave the site in a forwards gear without damaging any footways in the area. The proposed car parking provision would be acceptable, given the presence of car parks within the vicinity of the Sands Centre which will be able to accommodate the cars that will be displaced during the construction phase.

- 6.49 In light of the above, there are no transport grounds which would prevent the proposed development from being approved.

10. Drainage Matters

- 6.50 One gravity foul connection is proposed for the temporary sports and leisure facilities. It is proposed that all foul flows within this part of the site would be discharged to the public sewer to the west via an 8m length of 110mm upvc sewer.
- 6.51 The run-off from the existing events building would be retained unchanged and discharge to the existing network. The run-off from the roof areas of the proposed temporary buildings would be discharged via temporary connections to the existing on-site drainage system which is discharged into the River Eden.
- 6.52 The proposed temporary facilities would be located on areas of hardstanding which are mainly car parks. There would, therefore, be no increase in the volume of discharge to the river as a result of this development.
- 6.53 The Lead Local Flood Authority (LLFA) has been consulted on the application and has confirmed that it has no objections to the proposal subject to the imposition of conditions. This proposed surface water drainage is acceptable to the LLFA, as the existing drainage network has a working outfall into the River Eden and currently the surface water from the car park discharges via this method. Therefore, there would be no increase in the impermeable surfacing of the car park, so there will be no change in the runoff / discharge into the River Eden as a result of the temporary facilities.
- 6.54 It is stated within the drainage strategy that the proposed layouts of the drainage system will be reviewed once a survey investigation on the existing private surface water network has been carried out. As a result of this, the LLFA recommends the imposition of conditions in order to scrutinise the final drainage layout / design. It is also noted that within the final drainage design, calculations should be provided to show that the development is not increasing flood risk on site and the drainage layout should show how the temporary facilities are linked to the outfall location.
- 6.55 In conclusion, the Lead Local Flood Authority considers the principles of the drainage proposal to be acceptable, subject to the imposition of a number of conditions.

11. Archaeology

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

12. Security Issues

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

13. Ground Contamination

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

14. Public Rights of Way

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

Conclusion

- 6.60 In overall terms, the proposals would be acceptable in principle. The scale and design of the temporary buildings/ structures would be acceptable. The proposals would not have an unacceptable risk on flooding or exacerbate flood risk elsewhere. The proposals would not have an adverse impact on heritage assets, on the occupiers of neighbouring properties, on biodiversity, on trees or on archaeology. The proposed parking and access arrangements and drainage would be acceptable. In all aspects, the proposals are compliant with the relevant national and local plan policies.

7. Planning History

- 7.1 There is an extensive planning history relating to the use of the site as a leisure centre/ entertainment venue.
- 7.2 In November 2010, planning permission was granted for proposed extension and refurbishment including demolition of existing gymnasium, to provide new public swimming pool, sports hall, gymnasium and educational facility with new hard and soft landscaping, revised car park layout and relocation of main vehicle access (10/0631).

- 7.3 In March 2012, planning permission was granted for the installation of a 30kw solar photovoltaic panel system on the roof (12/0106).
- 7.4 In August 2013, advertisement consent was granted for the display of 1no. internally illuminated LED sign (13/0419).

8. Recommendation: Grant Permission

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

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

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

1. the submitted planning application form received 8th October 2018;
2. the Site Location Plan (drawing ref 17024-GT3-00-XX-DR-A-08-9110-S2-P02) received 8th October 2018;
3. the Existing Site Layout (drawing ref 17024-GT3-00-XX-DR-A-08-9115-S2-P02) received 8th October 2018;
4. the Existing Site Section A (drawing ref 17024-GT3-00-ZZ-DR-A-08-9120-S2-P02) received 8th October 2018;
5. the Existing Site Section B (drawing ref 17024-GT3-00-ZZ-DR-A-08-9130-S2-P02) received 8th October 2018;
6. the Proposed Block Plan (drawing ref 17024-GT3-00-XX-DR-A-08-9117-S2-P02) received 8th October 2018;
7. the Proposed Roof Plan (drawing ref 17024-GT3-00-RF-DR-A-08-9100-S2-P02) received 8th October 2018;
8. the Proposed Site Section A (drawing ref 17024-GT3-00-ZZ-DR-A-08-9121-S2-P02) received 8th October 2018;
9. the Proposed Site Section B (drawing ref 17024-GT3-00-ZZ-DR-A-08-9131-S2-P02) received 8th October 2018;
10. the Proposed Sports Hall Lobby Plans and Elevations (drawing ref 17024-GT3-00-ZZ-DR-A-08-9190-S2-P01) received 8th October 2018;
11. the Proposed Gym/Studio Elevations (drawing ref HD10256/08 Rev E) received 8th October 2018;
12. the Proposed Gym/Studio Floor Plan (drawing ref HD10256/08 Rev E) received 8th October 2018;
13. the Proposed Sports Hall Elevation and Floor Plan (drawing ref DRW-A0004082) received 8th October 2018;
14. the Proposed Site Layout Plan (drawing ref 17024-GT3-00-XX-DR-A-08-9116-S2-P02) received 8th October 2018;
15. the Flood Risk Assessment (ref 0040400) received 8th October 2018;
16. the Drainage Strategy (ref 0040400 Rev 00) received 9th October 2018;
17. the Transport Assessment (ref 0040400) received 8th October 2018;
18. the Arboricultural Impact Assessment received 8th October 2018;

19. the Arboricultural Impact Assessment Tree Protection (drawing ref AIA TPP) received 8th October 2018;
20. the Arboricultural Method Statement received 8th October 2018;
21. the Arboricultural Method Statement Tree Protection Plan (drawing ref AMS TPP) received 8th October 2018;
22. the Notice of Decision; and
23. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The applicant shall notify the Local Planning Authority of the date at which the first of the temporary buildings hereby approved are located on the site. The buildings shall be removed and the land restored in line with the drawings submitted in support of the application 18/0805 within 3 years of this date or when the works are complete and the sports and leisure facilities at the Sands Building are back in use whichever is the sooner.

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

4. For the duration of the development, tree protection fencing shall be erected and retained in accordance with the details contained in the Arboricultural Method Statement Tree Protection Plan (Dwg No. AMSTPP, received 8th October 2018). The Authority shall be notified at least seven days before work starts on site so that barrier positions can be established. Within this protected area there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means.

Reason: To protect trees and hedges during development works, in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

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

Reason: To protect features of recognised nature conservation importance, in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

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

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

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

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

8. Prior to the commencement of development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The drainage scheme submitted for approval shall also be in accordance with the principles set out in the Flood Risk Assessment & Drainage Statement dated August 2018 proposing surface water discharging to the River Eden.

The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

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

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

10. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.

Reason: To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety and to support Local Transport Plan Policies LD7 & LD8.

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

thereafter be used for any other purpose.

Reason: To ensure that provision is made for vehicle turning within the site and in the interests of highway safety and to support Local Transport Plan Policies LD7 & LD8.

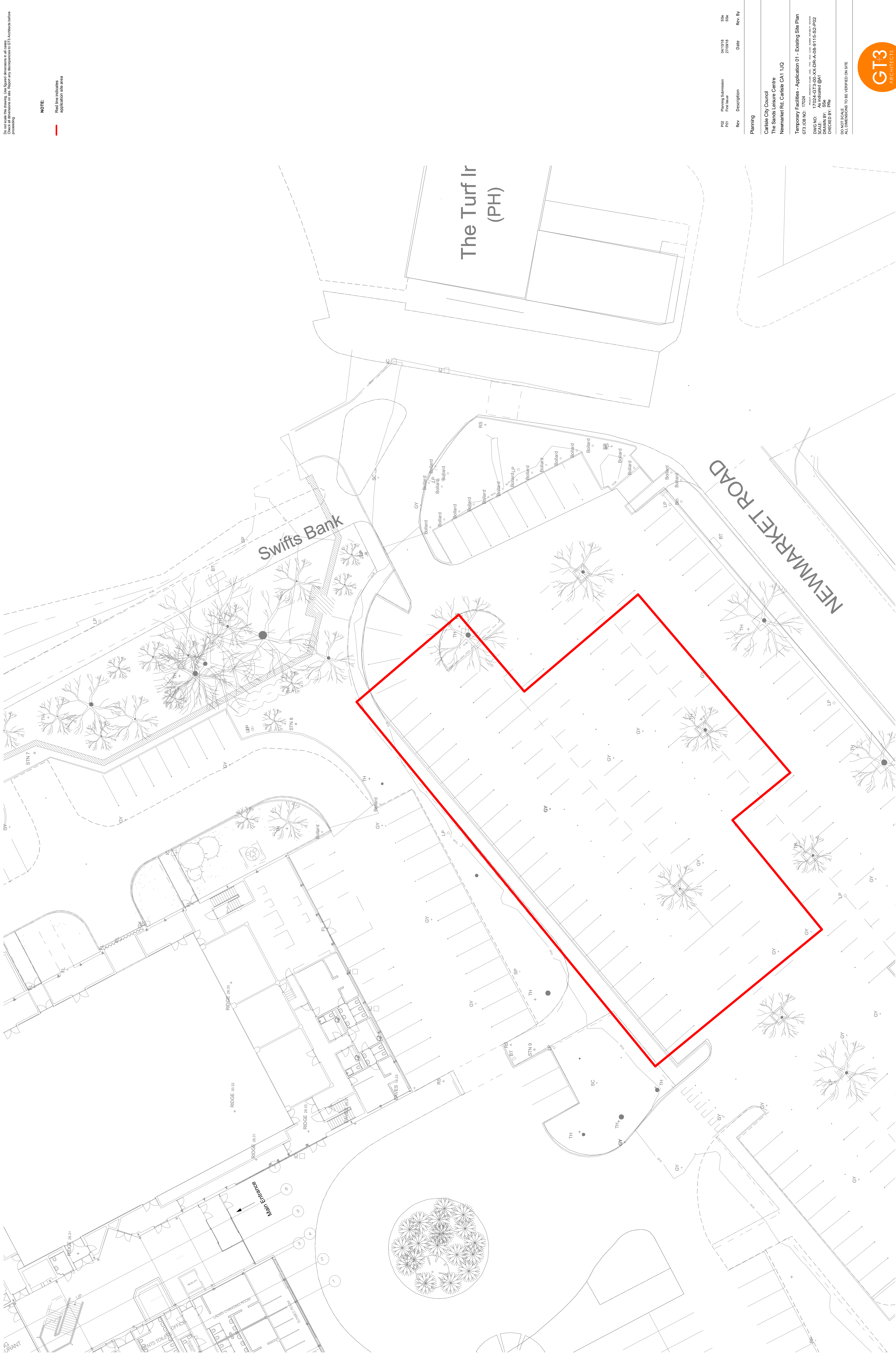
12. Details showing the provision within the site for the parking, turning and loading and unloading of vehicles and for vehicles to enter and leave the site in a forward direction shall be submitted to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the parking, loading, unloading and manoeuvring facilities constructed. The approved parking, loading, unloading and manoeuvring areas shall be kept available for those purposes at all times and shall not be used for any other purpose.

Reason: To ensure that all vehicles can be properly and safely accommodated clear of the highway and to support Local Transport Plan Policies LD7 & LD8.

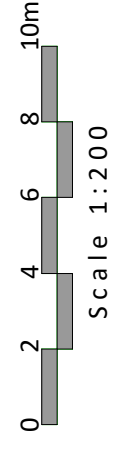
This information has been based upon information supplied by third parties and as such the client is responsible for its accuracy. All dimensions are approximate and subject to confirmation.
Do not scale this drawing. Use figure dimensions in all cases.
Do not use this drawing for any purpose other than that for which it was prepared.
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NOTE:

Red line indicates
application area



Level GF - Existing - Application 01
Scale:- 1:200



P02	Planning Submission	04/10/18	Site
P01	Final Issue	21/08/18	Site

Rev	Description	Date	Rev. By
1	Initial Issue	04/10/18	GT3

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

Temporary Facilities - Application 01 - Existing Site Plan
GT3.08 NO. 17024

DWG NO: 17024-GT3-00-XX-DR-A-08-9115-S2-P02
SCALE: As indicated @A1
CHECKED BY: PFB
DATE: 08/10/18

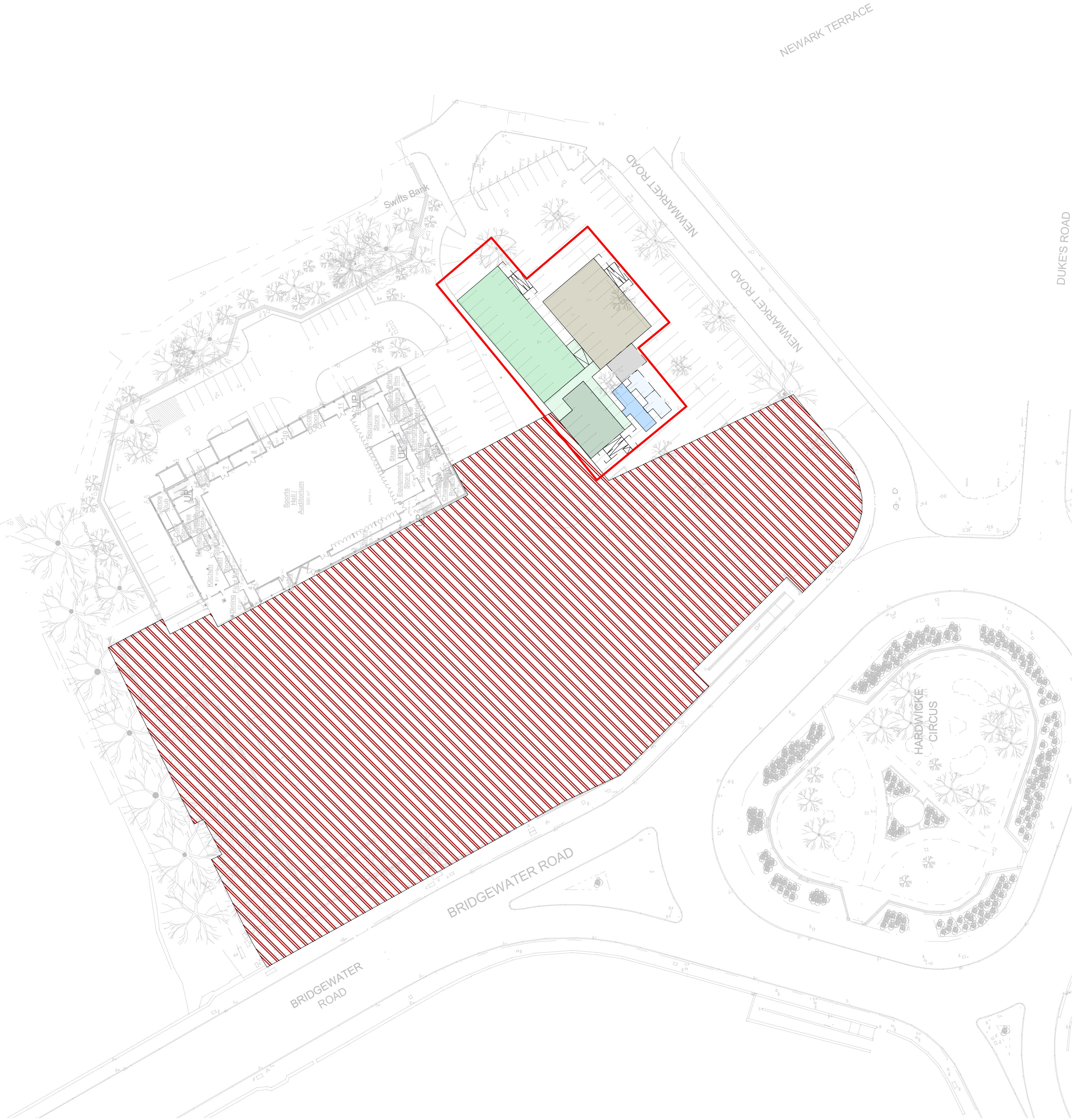
DO NOT SCALE
ALL DIMENSIONS TO BE VERIFIED ON SITE



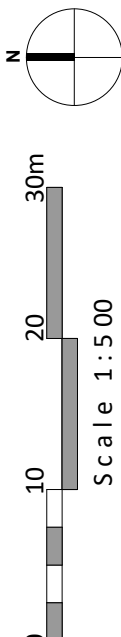
2nd Floor, TWO
Sunderland House
18 Castle Gate
Newcastle upon Tyne
NE2 1JQ
1 0151 847 0000
info@gt3architects.com
www.gt3architects.com

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

Key		Reception & Circulation Total Area 88m ² Refer to HD10256, 08 REV_E 27.09.2018 & HD10256 08 REV_D Elevations
		Gym Total Area 360m ² Refer to HD10256, 08 REV_E 27.09.2018 & HD10256, 08 REV_D Elevations
		Spinning Studio Total Area 100m ² Refer to HD10256, 08 REV_E 27.09.2018 & HD10256, 08 REV_D Elevations
		Sports Hall Total Area 300m ² Refer to HD10256, 08 REV_E 27.09.2018 & HD10256, 08 REV_D Elevations
		Changing Room Total Area 100m ² Refer to HD10256, 08 REV_E 27.09.2018 & HD10256, 08 REV_D Elevations
		WC & Showers - Requested Extension Total Area 30m ² Refer to HD10256, 08 REV_E 27.09.2018 & HD10256, 08 REV_D Elevations
		Caravan Total Area 40m ²
		NOTE Total Area 998m ² Refer to HD10256, 08 REV_E 27.09.2018 & HD10256, 08 REV_D Elevations



Site - Temporary Facilities - Application 01 - Block Plan
Scale: 1:500



P02	Planning Submission	04/10/18	SSA
P01	First Issue	27/09/18	SSA
Rev	Description	Date	Rev. By
Planning			
Carlisle City Council			
The Saints Leisure Centre			
Newmarket Rd, Carlisle CA1 1JQ			
Temporary Facilities - Application 01 - Proposed Block Plan			
GT3.08.IND.17024			
DWG NO: 17024-GT3-00-XX-DR-A-08-9117-S2-P02			
SCALE: As indicated @A1			
CHECKED BY: PFR			
DO NOT SCALE ALL DIMENSIONS TO BE VERIFIED ON SITE			



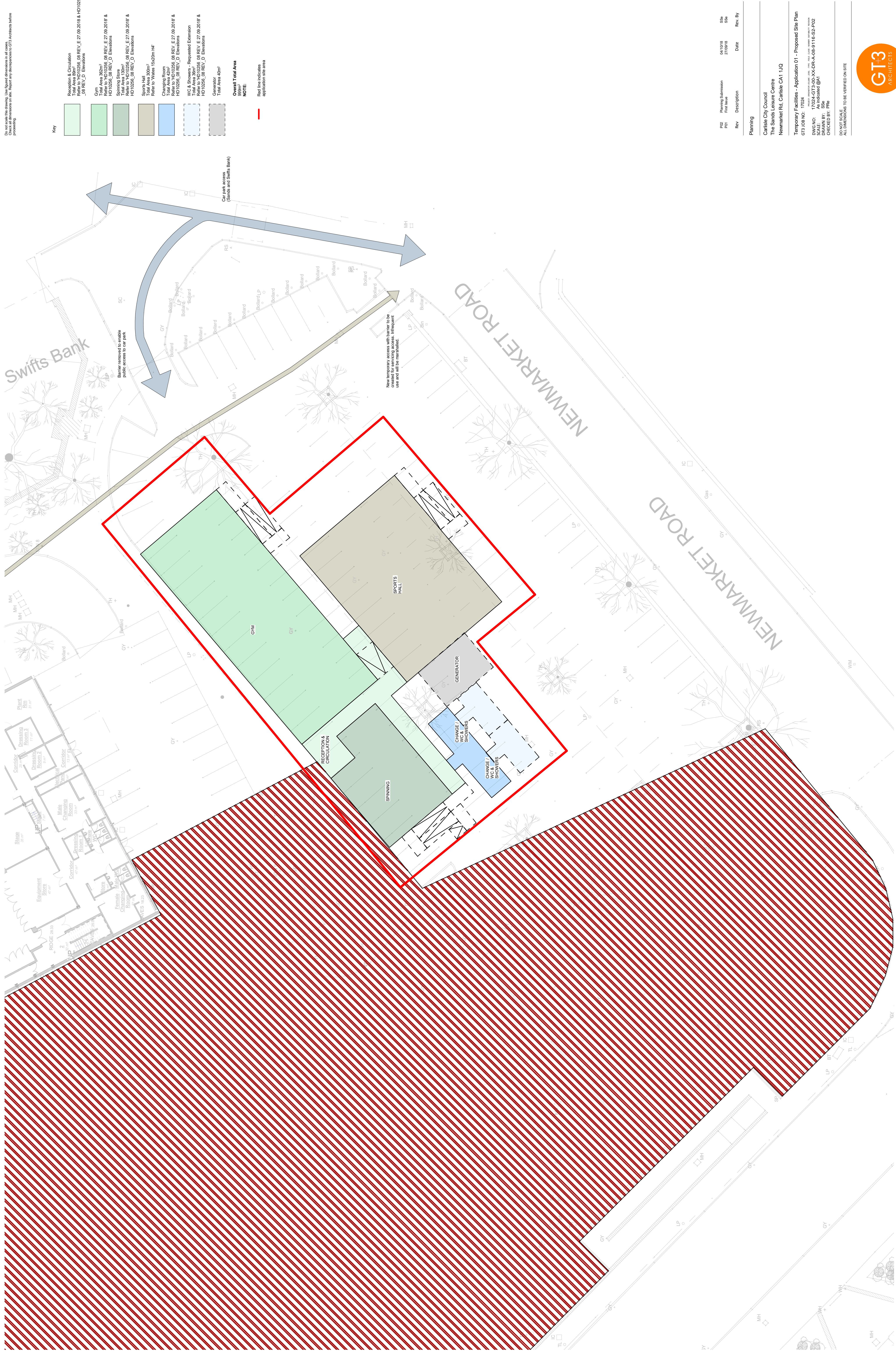
2nd Floor, 71/72
Newmarket Road, Carlisle
CA1 1JQ
1 0191 2817700
info@gsarchitects.com
www.gsarchitects.com

Standard House
18 Castle Gate
Newmarket Road
CA1 1JQ
1 0115 8470000
www.gsarchitects.com

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

Do not scale this drawing. Use figured dimensions in all cases.

Check all dimensions on site. Report any discrepancies to GT3 Architects before proceeding.



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

Planning

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

Temporary Facilities - Application 01 - Proposed Site Plan
 GT3 JOB NO: 17024
 DWG NO: 17024-GT3-00-XX-DR-A-08-9116-S2-P02
 SCALE: As indicated @A1
 DRAWN BY: SSe
 CHECKED BY: PRc

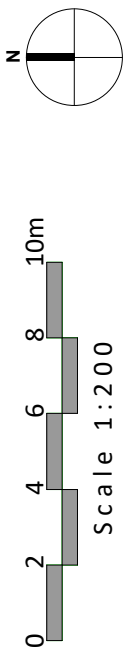
DO NOT SCALE
ALL DIMENSIONS TO BE VERIFIED ON SITE

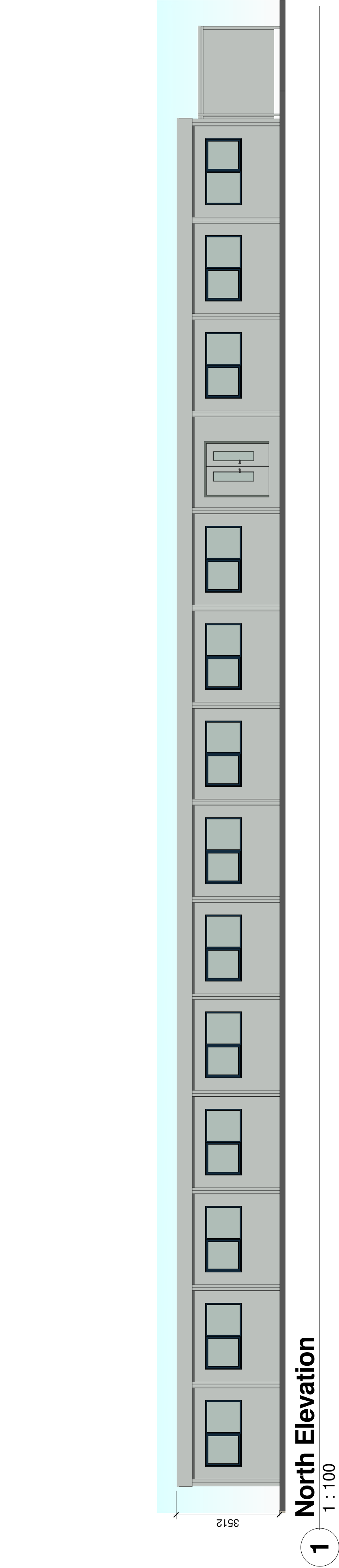


2nd Floor, TWO
Nesmond Three Sixty
Nesmond Upon Tyne
NE2 1DB

Stanford House
19 Castle Gate
Newcastle
NG1 7AQ

t 0191 2817700
t 0115 9470800
www.gi3architects.com
info@gi3architects.com

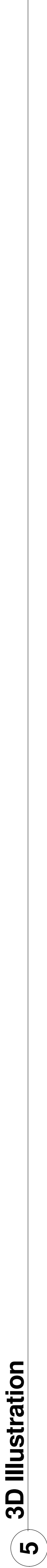
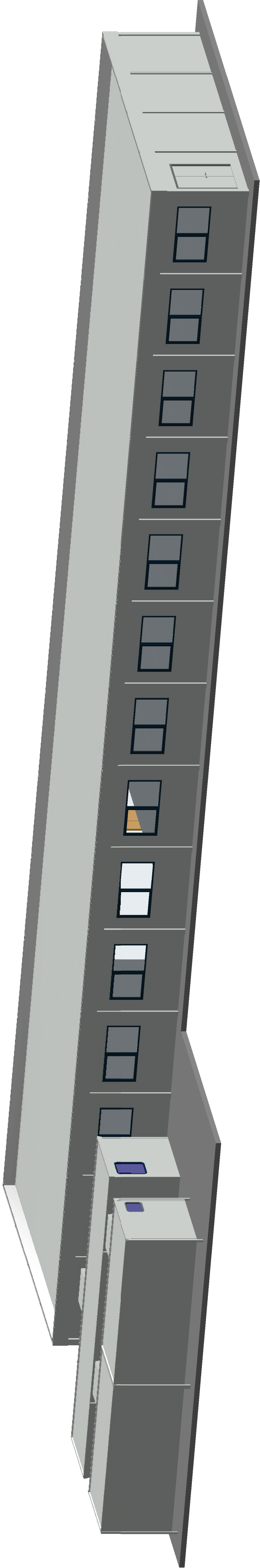
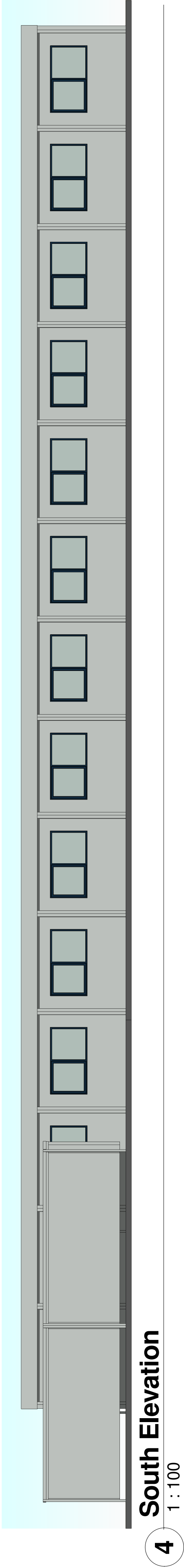
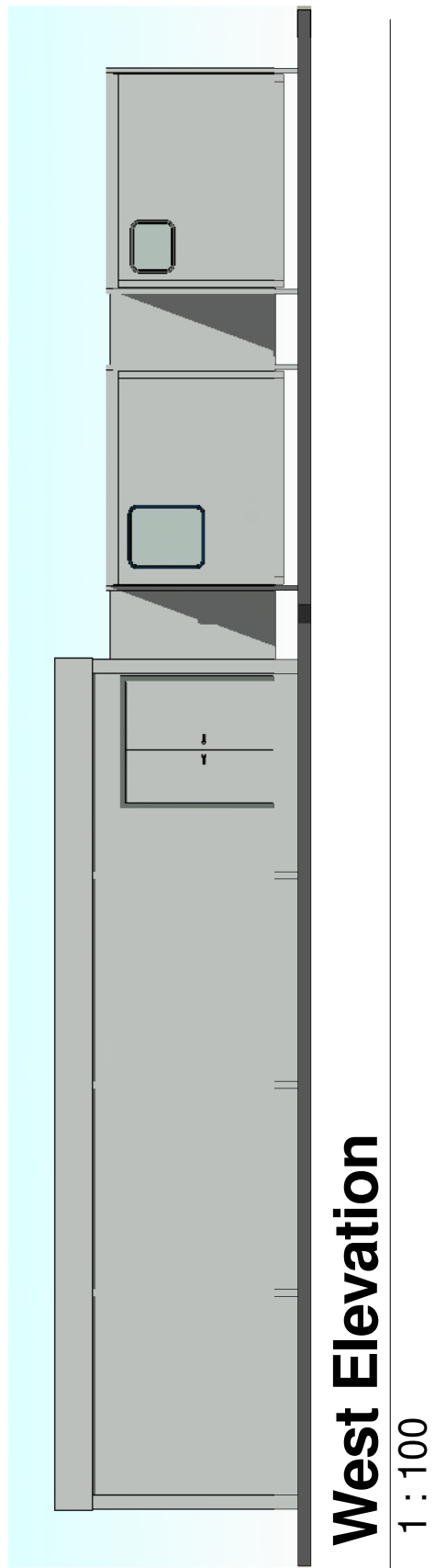
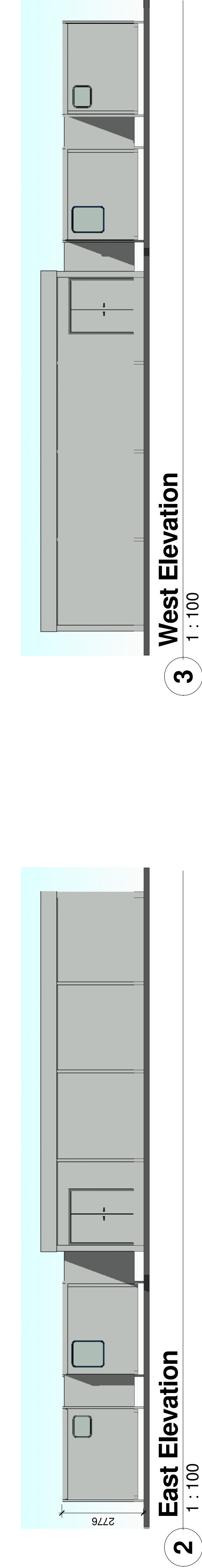




Standard floor loading is 2kN/m². Any loading imposed on a floor that is greater than 3kN/m² may require strengthening. Please contact your hire centre if you expect to exceed 3kN/m².

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

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



5

3D Illustration

Rev	Revised Description	Date	By
1	Issue 1	10/09/2018	MTK
2	Issue 2	10/09/2018	MTK
3	Issue 3	10/09/2018	MTK
4	Issue 4	10/09/2018	MTK
5	Issue 5	10/09/2018	MTK
6	Issue 6	10/09/2018	MTK
7	Issue 7	10/09/2018	MTK
8	Issue 8	10/09/2018	MTK
9	Issue 9	10/09/2018	MTK
10	Issue 10	10/09/2018	MTK
11	Issue 11	10/09/2018	MTK
12	Issue 12	10/09/2018	MTK
13	Issue 13	10/09/2018	MTK
14	Issue 14	10/09/2018	MTK
15	Issue 15	10/09/2018	MTK
16	Issue 16	10/09/2018	MTK
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20	Issue 20	10/09/2018	MTK
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24	Issue 24	10/09/2018	MTK
25	Issue 25	10/09/2018	MTK
26	Issue 26	10/09/2018	MTK
27	Issue 27	10/09/2018	MTK
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99	Issue 99	10/09/2018	MTK
100	Issue 100	10/09/2018	MTK



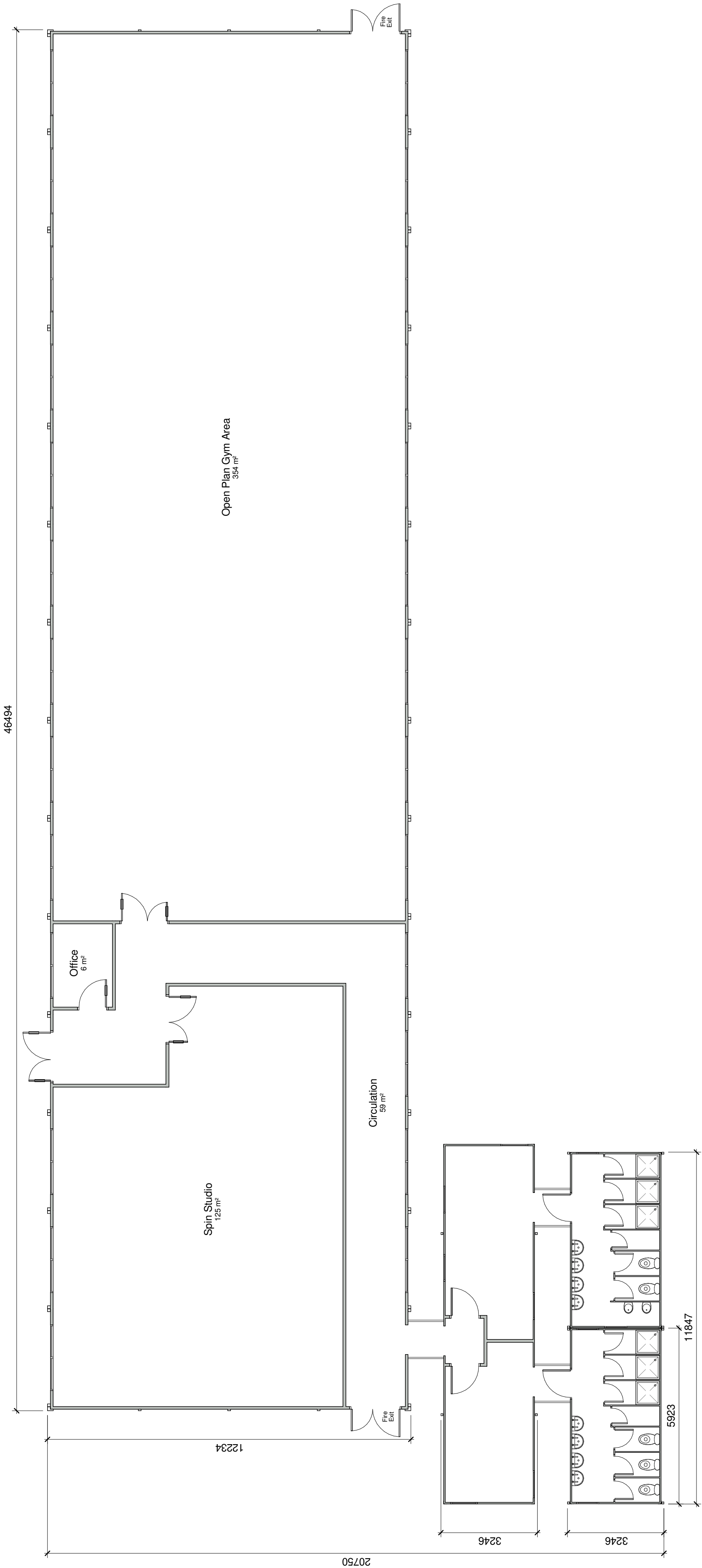
Standard floor loading is 20kN/m². Any loading imposed on a floor that is greater than 3kN/m² may require strengthening. Please contact your hire centre if you expect to exceed 3kN/m².

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

EXTERNAL COLOUR SCHEME | Ultima

- Walls - Gossawing Grey - nearest BS ref 10 A 05
- Vertical wall trim - Gossawing Grey - nearest BS ref 10 A 05
- Long wall fascia (covering wall) - Gossawing Grey - nearest BS ref 10 A 05
- Long wall fascia (covering beam) - White - nearest BS ref 00 E 55
- Short wall composite fascia - Gossawing Grey - nearest BS ref 10 A 05
- External Skirt - Gossawing Grey - nearest BS ref 10 A 05
- Columns, external corners - Grey - BS 4800 00 A 05
- Columns, intermediate - Grey - BS 4800 00 A 05
- Doors (insulated door) - Slate grey - nearest BS 18 B 25



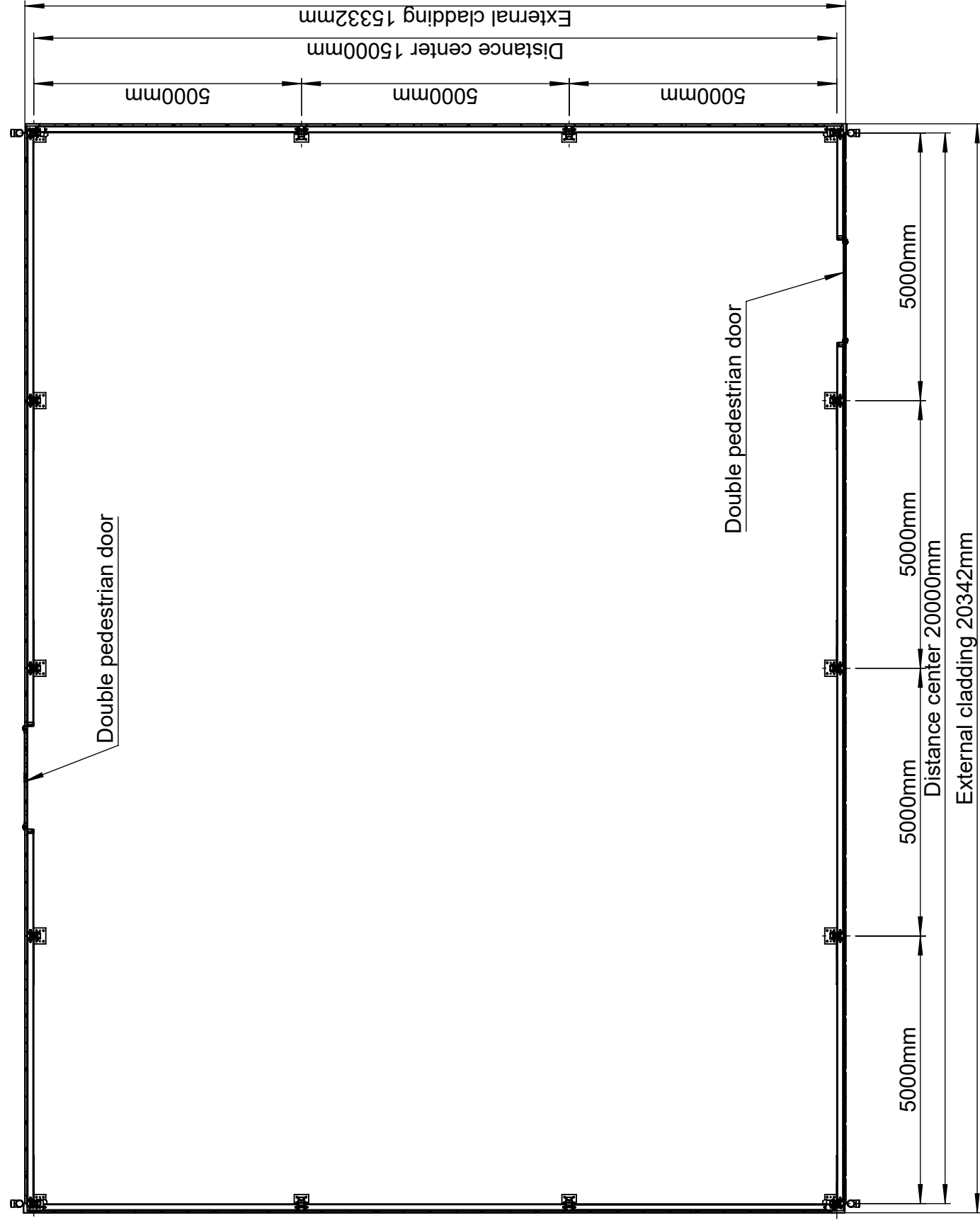
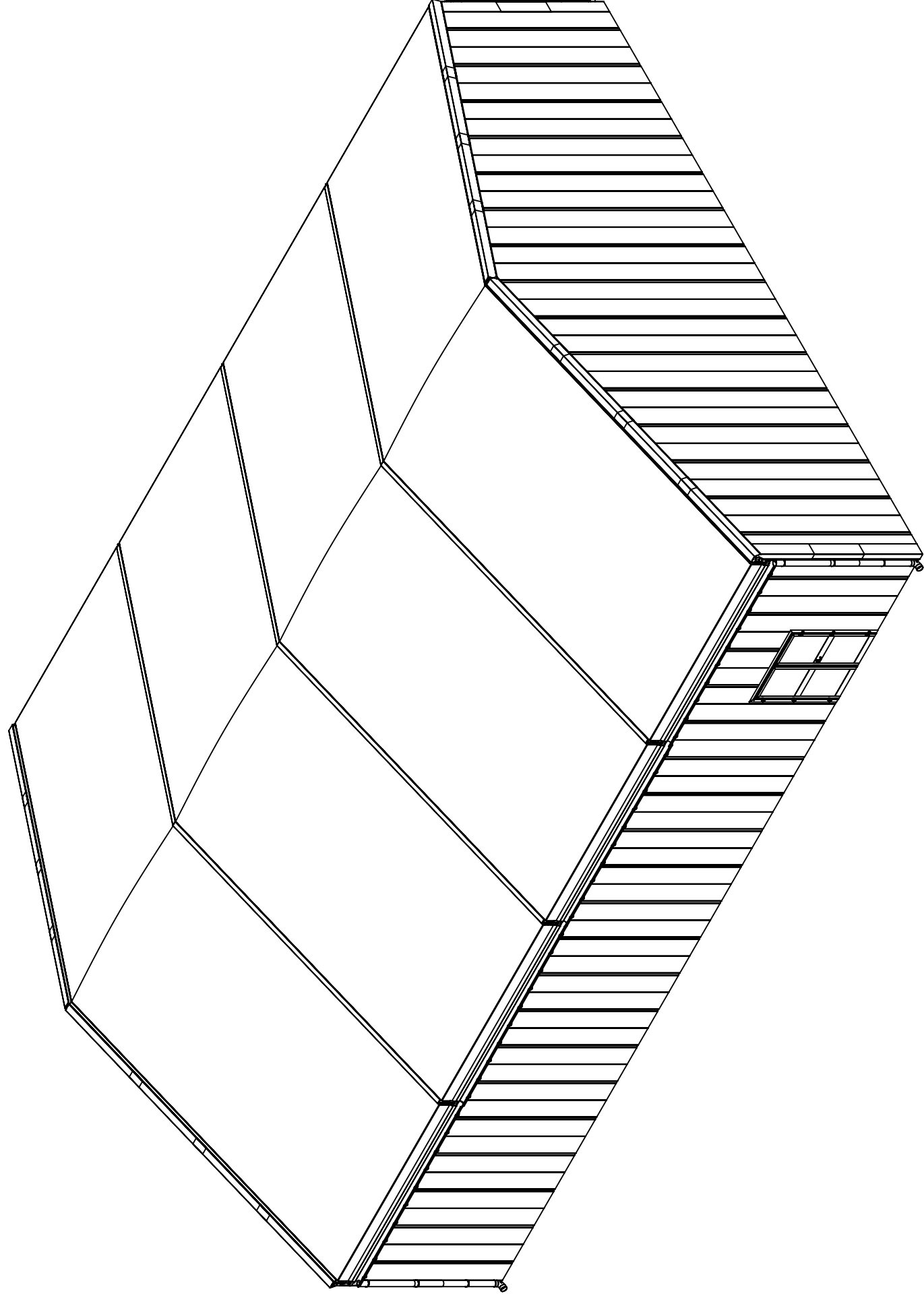
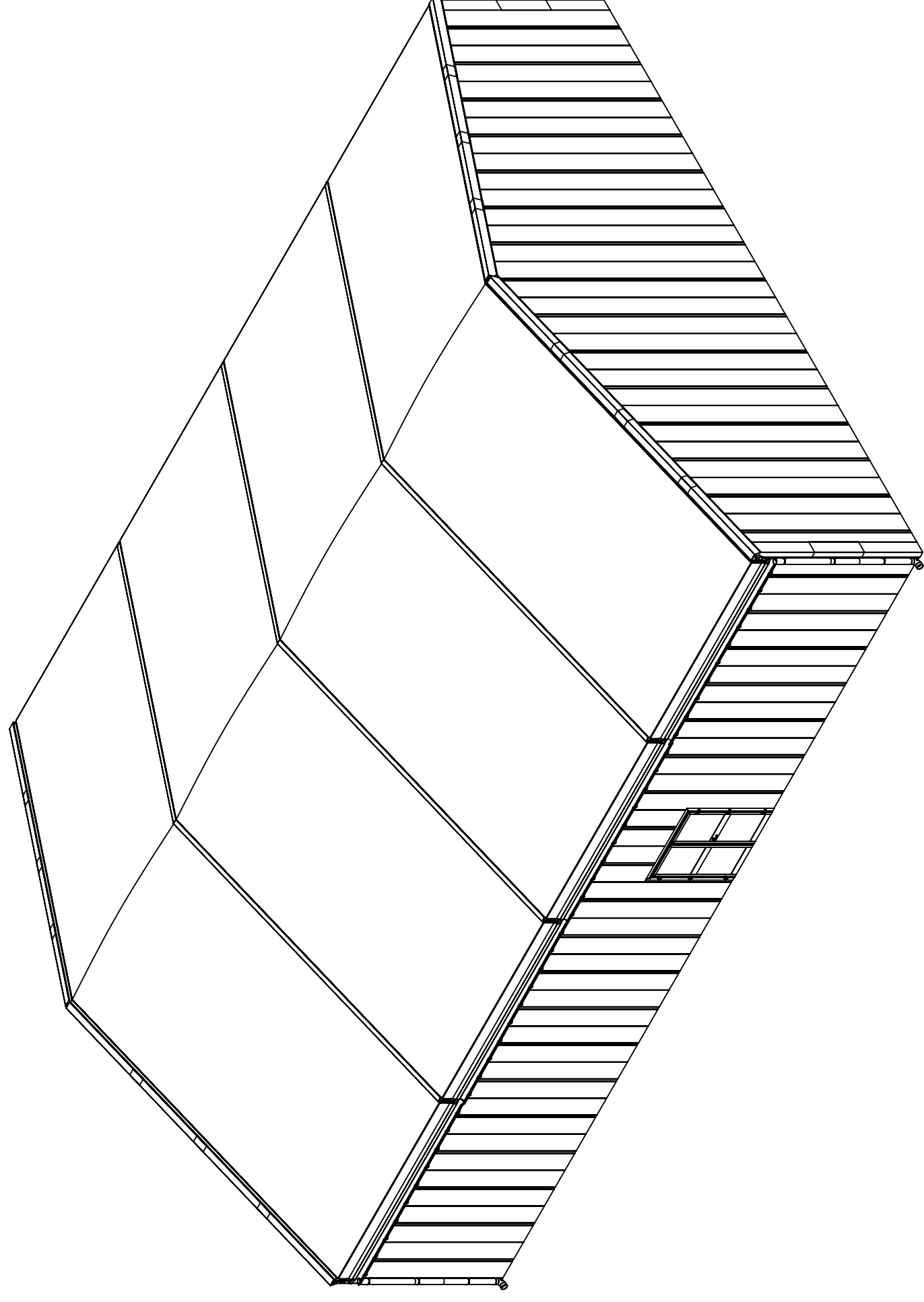
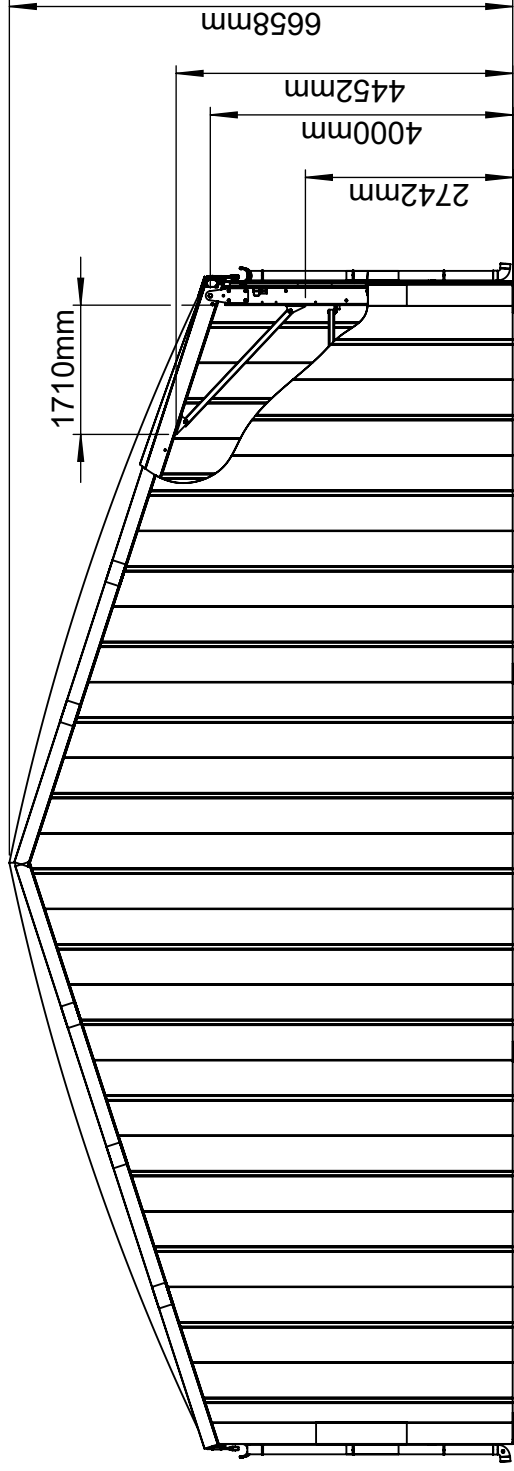
1 Proposed Layout

1 : 100

Total Floor Area 617m²

Rev	Revised Description	Date
1	Initial Project	05/09/2018
2	Revised Project	05/09/2018
3	Revised Project	05/09/2018
4	Revised Project	05/09/2018
5	Revised Project	05/09/2018
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100	Revised Project	05/09/2018

Project Name Carlisle Sands Facilities	Client Name Wates Construction	Sheet Name Proposed Layout - 14 x UK123 Ultima Modules with linked Solum & Portaloos units
Date 10.09.2018	Scale 1 : 100 @ A1	
Drawing Number HD/10256/08	Rev. E	Drawn by MTK

[illegible]