

# Schedule of Decisions

## Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

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### Item no: 01

**Appn Ref No:**  
22/0261

**Applicant:**  
University of Cumbria

**Parish:**  
Carlisle

**Date of Receipt:**  
29/03/2022

**Agent:**  
DPP

**Ward:**  
Cathedral & Castle

**Location:**  
Citadel Buildings, English Street, Carlisle

**Grid Reference:**  
340171 555644

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Proposal: Change Of Use Of The Existing Citadels Buildings (Which Comprise The Crown Court, Nisi Prius & Hospital Wing), 94-96 English Street (Known As Woolworth Buildings), 98-104 English Street & 185 Victoria Viaduct (Known As Burton's Building) To Higher Education Use [Class F1(a)] With Ancillary Café [Class E(b)] At The Ground Floor Of The Woolworth Buildings; Erection Of A Single Storey Roof Extension To The Woolworth Buildings; Demolition Of 106-114 English Street & The Kramer Building (Former CUCC Offices) & Construction Of A New University Entrance; Reconfiguration Of The Former Paton House (Now Demolished) Car Park & Construction Of A 4 Storeys Over Ground Floor Level (Maximum) Building With Associated Roof Terraces For Higher Education Use [Class F1(a)] At Bush Brow; With Associated Pedestrian Access Point Through The Former Gaol Wall, Landscaping Enhancements To The Citadels Gardens; Creation Of New Publicly Accessible Privately Owned (& Managed) Public Realm/Civic Space Within The Centre Of The Scheme & Associated Adjacent Highways Works

### 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 29 Mar 2022;
2. Location Plan (Dwg No. DAY-XX-XX-DR-A-04-0100), received 29 Mar 2022;
3. Proposed Site Plan (Dwg No. DAY-XX-XX-DR-A-04-0110), received 29 Mar 2022;
4. Proposed Block Plan (Dwg No. DAY-XX-XX-DR-A-04-0124), received 29 Mar 2022;
5. Section and elevation Key (Dwg No. DAY-XX-XX-DR-A-04-0125), received 29 Mar 2022;
6. Demolition GIA Use Category Plans (Dwg No. DAY-XX-ZZ-DR-A-04-0152), received 29 Mar 2022;
7. Phase 2 GIA Use Category Plan (Dwg No. DAY-XX-ZZ-DR-A-04-0154), received 29 Mar 2022;
8. New Build GEA Plans Phase 2 (Dwg No. DAY-XX-ZZ-DR-A-04-0156), received 29 Mar 2022;
9. Crown Court Demolition Plans (Dwg No. DAY-XX-ZZ-DR-ID-04-0132, Rev A), received 10 Jun 2022;
10. Nisi Pirus Demolition Plans (Dwg No. DAY-XX-ZZ-DR-ID-04-0133, Rev A), received 10 Jun 2022;
11. Site Elevations (Street Scenes) Proposed Phase 1 (Dwg No. DAY-XX-XX-DR-A-04-1105, Rev A), received 10 Jun 2022;
12. Site Elevations (Street Scenes) Proposed Phase 2 (Dwg No. DAY-XX-XX-DR-A-04-1106, Rev A), received 10 Jun 2022;
13. Site Elevations (Central Plaza) Proposed Phase 1 (Dwg No. DAY-XX-XX-DR-A-04-1108, Rev A), received 10 Jun 2022;
14. Site Elevations (Central Plaza) Proposed Phase 2 (Dwg No. DAY-XX-XX-DR-A-04-1109, Rev A), received 10 Jun 2022;
15. Woolworths Elevations Proposed Phase 1 (Dwg No. DAY-XX-ZZ-DR-A-04-1102, Rev A), received 10 Jun 2022;
16. Woolworths Elevations Proposed Phase 2 (Dwg No. DAY-XX-ZZ-DR-A-04-1103, Rev A), received 10 Jun 2022;
17. Site Demolition Plan Phase 1 (Dwg no. DAY-XX-XX-DR-A-04-0130), received 29 Mar 2022;
18. Site Demolition Plan Phase 2 (Dwg no. DAY-XX-XX-DR-A-04-0131), received 29 Mar 2022;
19. General Arrangement Plan - Lower Ground Floor Proposed Phase 1 and 2 (Dwg no. DAY-XX-B1-DR-A-04-0111), received 29 Mar 2022;

20. General Arrangement Plan - Ground Floor Proposed Phase 1 and 2 (Dwg no. DAY-XX-00-DR-A-04-0112 Rev A), received 14 Jul 2022;
21. General Arrangement Plan - First Floor Proposed Phase 1 (Dwg no. DAY-XX-01-DR-A-04-0113), received 29 Mar 2022;
22. General Arrangement Plan - First Floor Proposed Phase 2 (Dwg no. DAY-XX-01-DR-A-04-0114), received 29 Mar 2022;
23. General Arrangement Plan - Second Floor Proposed Phase 1 (Dwg no. DAY-XX-02-DR-A-04-0115), received 29 Mar 2022;
24. General Arrangement Plan - Second Floor Proposed Phase 2 (Dwg no. DAY-XX-02-DR-A-04-0116), received 29 Mar 2022;
25. General Arrangement Plan - Third Floor Proposed Phase 1 (Dwg no. DAY-XX-03-DR-A-04-0117), received 29 Mar 2022;
26. General Arrangement Plan - Third Floor Proposed Phase 2 (Dwg no. DAY-XX-03-DR-A-04-0118), received 29 Mar 2022;
27. General Arrangement Plan - Roof Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-0119 Rev A), received 10 Jun 2022;
28. General Arrangement Plan - Roof Proposed Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-0120 Rev A), received 10 Jun 2022;
29. General Arrangement Plan - Hospital Wing and Crown Court Building Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-0121 Rev A), received 10 Jun 2022;
30. General Arrangement Plan - Nisi Prius Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-0122 Rev A), received 10 Jun 2022;
31. Section Through Site Axis Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2101 Rev A), received 10 Jun 2022;
32. Section Through Site Axis Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2102 Rev A), received 10 Jun 2022;
33. Sections longitudinal Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2103 Rev A), received 10 Jun 2022;
34. Sections longitudinal Proposed Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2104 Rev A), received 10 Jun 2022;
35. Sections Transverse Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2105 Rev A), received 10 Jun 2022;
36. Sections Transverse Proposed Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2106 Rev A), received 10 Jun 2022;
37. Section Floor Levels Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2107 Rev A), received 10 Jun 2022;

38. Section Floor Levels Proposed Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2108 Rev A), received 10 Jun 2022;
39. 3D Sections A B C Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2117 Rev A), received 10 Jun 2022;
40. 3D Sections D E F Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2118 Rev A), received 10 Jun 2022;
41. 3D Sections G H Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2119 Rev A), received 10 Jun 2022;
42. 3D Sections A B C Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2120 Rev A), received 10 Jun 2022;
43. 3D Sections D E F Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2121 Rev A), received 10 Jun 2022;
44. 3D Sections G H Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2122 Rev A), received 10 Jun 2022;
45. Business Interaction Centre Floor Level Section Plan (Dwg no. DAY-BB-ZZ-DR-A-04-2125), received 10 Jun 2022;
46. Hospital Wing Floor Level Sections Plan (Pt 1) (Dwg no. DAY-BB-ZZ-DR-A-04-2123), received 10 Jun 2022;
47. Hospital Wing Floor Level Sections Plan (Pt 2) (Dwg no. DAY-BB-ZZ-DR-A-04-2124), received 10 Jun 2022;
48. General Arrangement Plan (Dwg no. UG\_471\_LAN\_GA\_DRW\_001 Rev P16), received 30 Jun 2022;
49. Gaol Wall Opening (Dwg no. DAY-XX-XX-DR-A-04-2113 Rev A), received 10 Jun 2022;
50. Facade Study - New Build Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2111 Rev A), received 10 Jun 2022;
51. Facade Study - New Build Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2112), received 10 Jun 2022;
52. the Notice of Decision; and
53. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. The development shall be undertaken in general accordance with the approved documents for this Planning Permission which comprise:
  1. Carlisle Citadels: Archaeological Impact Assessment (undertaken by Oxford

- Archaeology), received 29 Mar 2022;
2. Bat Survey Report (undertaken by Urban Green), received 29 Mar 2022;
  3. Biodiversity Net Gain Design Stage Assessment (undertaken by Urban Green), received 29 Mar 2022;
  4. Condition Survey (undertaken by Purcell), received 29 Mar 2022;
  5. Carlisle Citadels Conservation Management Plan (prepared by Purcell), received 29 Mar 2022;
  6. Demolition Statement (Revision: P01, prepared by Curtins), received 29 Mar 2022;
  7. Energy & Sustainability Statement (Ref: 16110-HYD-XX-XX-RP-Y-5002, prepared by Hydrock Consultants Limited), received 29 Mar 2022;
  8. Written Scheme of Investigation for an Archaeological Evaluation and Watching Brief, received 29 Mar 2022;
  9. Heritage Impact Assessment (Issue 02, undertaken by Purcell), received 29 Mar 2022;
  10. Interim Travel Plan (Revision: V04, prepared by Curtins), received 29 Mar 2022;
  11. Phase 1 Preliminary Risk Assessment (Revision: V02, prepared by Curtins), received 29 Mar 2022;
  12. Preliminary Ecological Appraisal (prepared by Urban Green), received 29 Mar 2022;
  13. Servicing Strategy (Revision: V03, prepared by Curtins), received 29 Mar 2022;
  14. Stage I Visual Structural Condition Appraisal (prepared by Curtins), received 29 Mar 2022;
  15. Townscape & Visual Impact Appraisal (prepared by Urban Green), received 29 Mar 2022;
  16. Transport Assessment (Revision: V03, prepared by Curtins), received 29 Mar 2022;
  17. Urban Design Framework Statement (prepared by Urban Green), received 29 Mar 2022;
  18. Geophysical Survey Report (prepared by SUMO Geophysics Ltd), received 1 Apr 2022;
  19. Arboricultural Impact Assessment (AIA) (undertaken by Urban Green), received 10 Jun 2022;
  20. Historic Buildings Design and Usage Review (Revision G, prepared by

Purcell and Day Architectural Ltd), received 10 Jun 2022;

**Reason:** To define the permission.

4. Notwithstanding any description of materials in the application, prior to the commencement of the outer façade of each Phase of the development (Phase 1 and 2), excluding demolition, samples or full details of materials to be used externally on the building within the relevant phase, have been submitted to and approved by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

**Reason:** To ensure that materials to be used are acceptable and in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. Prior to the installation of any vents and drainage apparatus, samples and details of any roof vents, ventilation grilles, flues and soil pipes shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings and the retained portions of the Woolworth and Burton's Buildings, in accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

6. Prior to any stonework being modified and/or rebbed and repointed, including a section of Gaol Wall at Bush Brow, a sample area of stonework measuring not less than 1m x1m shall be erected on site for inspection by the Local Planning Authority, with the stone type and source, bonding pattern, mortar specification, and joint detail and general appearance to be agreed in writing. An area of ashlar repointing to a discrete area of the retained buildings shall be completed for inspection by the Local Planning Authority to be agreed in writing as above. If there are any repairs to stone, brickwork and roofs, a method statement and specification of the repairs and to include samples and details of fixings and mortar mix shall be made available to the Local Planning Authority for their inspection and approval prior to any repairs being undertaken. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings and the retained portions of the Woolworth and Burton's Buildings, in accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

7. Notwithstanding any information as submitted, prior to the insertion of any new/replacement windows (on any listed buildings and Woolworth and Burton's Buildings), details at a scale of 1:5 of any new windows, including the construction, means of affixing to the walls, the size, glazing, opening

mechanisms, cill and lintol arrangement and the depth of the reveal shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings and the retained portions of the Woolworth and Burton's Buildings, in accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

8. Within 6 months of the decision or prior to the commencement on site (excluding demolition)(whichever is sooner), a statement to explain how the WW2 'Emergency Water Supply' (circa 1m high) on the brick return of the Burton's Building at Bush Brow is to be protected and retained, and incorporated into the scheme, is to be submitted to the LPA for written agreement.

**Reason:** In the interest of the appearance and character of the listed buildings and the retained portions of the Woolworth and Burton's Buildings, in accordance with the objectives of Carlisle District Local Plan Policies HE6 and HE7.

9. Notwithstanding the information as submitted, prior to the occupation of the development hereby approved, full details of the proposed soft landscaping, including a phased programme of works, shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved following the completion of the development or in accordance with a programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

**Reason:** To ensure a satisfactory landscaping scheme is implemented to fulfil the requirements of policies SP6, GI1 and GI6 of the Carlisle District Local Plan 2015-2030.

10. Notwithstanding the information as submitted, prior to the occupation of the development hereby approved, full details of the proposed hard landscaping, including details of the former City Wall interpretative feature, samples of surfacing materials and a phased programme of works, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** To ensure a satisfactory landscaping scheme is implemented to fulfil the requirements of Policies SP6, HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

11. Details of the paint colour and finish, including manufacturer's specification to be used on the internal (listed buildings only) and external areas of the existing buildings shall be submitted to and approved in writing by the Local Planning Authority prior to any painting work commencing. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings and the retained portions of the Woolworth and Burton's Buildings, in accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

12. Prior to the commencement of any works (excluding demolition and foundation works), full details of all proposed gating, including pedestrian gates, within the application site shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include detailed design and size of the gates.

**Reason:** In the interest of the appearance and character of the listed buildings and conservation area, in accordance with Policies HE3 and HE7 of the Carlisle District Local Plan 2015-2030.

13. Prior to installation of any external lighting, details of the proposed external lighting (inclusive of the design, locations and luminance levels) shall be submitted to the local planning authority for approval in writing. The development shall only be carried out in accordance with the approved details.

**Reason:** To safeguard the living conditions of the neighbouring residents and to ensure the objectives of Policies CM5 and SP6 of the Carlisle District Local Plan 2015-2030 are met.

14. Prior to the removal of any Court Room furniture in Nisi Prius and the Crown Court Buildings, a programme of works for the court room furniture relocation, and photographs and drawings as existing, and as proposed, shall be submitted to and approved in writing by the Local Planning Authority. The programme of works shall identify how and by whom supervision of the works shall be undertaken and shall include details regarding the exact proposed locations (within the application site) and uses for the removed court room furniture. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings, and in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

15. Notwithstanding the details that have been submitted with the application, full details including drawings and manufacturers details where appropriate of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority prior to any works to the boundaries. Thereafter the development shall not be constructed other than in accordance with the approved details.



**Reason:** In the interest of the appearance and character of the listed buildings and the retained portions of the Woolworth and Burton's Buildings, in accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

16. Prior to the removal of the window at the Former Labour Group Room at the Crown Court Building (as shown on Carlisle Citadels Conservation Management Plan, prepared by Purcell, received 29 Mar 2022), details of the proposed roof terrace access shall be submitted to and approved by the local planning authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings, in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

17. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a number of written scheme of investigations which have been submitted by the applicant and approved in writing by the Local Planning Authority.

These written schemes of investigation will include the following components:

- i) An archaeological evaluation - in accordance with the submitted 'Written Scheme of Investigation for an Archaeological Evaluation and Watching Brief' dated April 2022;
- ii) An archaeological recording programme the scope of which will be dependent upon the results of the evaluation.

**Reason:** To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the examination and recording of such remains.

18. Where significant archaeological remains are revealed by the programme of archaeological work, there shall be carried out within one year of the completion of that programme on site, or within such timescale as otherwise agreed in writing by the Local Planning Authority: an archaeological post-excavation assessment and analysis, the preparation of a site archive ready for deposition at a store, the completion of an archive report, and the preparation and submission of a report of the results for publication in a suitable specialist journal.

**Reason:** To ensure that a permanent and publicly-accessible record is made of the archaeological remains that have been disturbed by the development.

19. Prior to the carrying out of any construction work the following buildings and structures affected by the proposed development shall be recorded in accordance with the undermentioned Levels of Survey, as described by Historic

England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016:

The Crown Court - Level 3 Survey;  
Nisi Prius Court - Level 3 Survey;  
the Hospital Wing - Level 2 Survey;  
the Gaol Wall – Level 1 Survey; and  
the Woolworth Buildings - Level 1 Survey.

Within 2 months of the commencement of construction works a digital copy of the resultant survey report shall be furnished to the Local Planning Authority.

**Reason:** To ensure that a permanent record is made of the buildings and structures of architectural and historical interest prior to their alteration as part of the proposed development.

20. Work to the carriageway, footways, footpaths, cycleways etc ,as indicatively shown on the drawings submitted with this application, shall be designed, constructed, drained and lit to a suitable standard and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before any of the above highways related works commence on site. None of the above highways related works shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is occupied.

**Reason:** To ensure a minimum standard of construction in the interests of highway safety, and to support Local Transport Plan Policies: LD5, LD7, LD8.

21. No development works pursuant to the development hereby approved (including demolition) shall take place outside the hours of 7.30am to 6pm on weekdays and 7.30am to 4pm on Saturdays with no works on any Sundays or statutory holidays. Quieter activities which are carried out inside buildings such as electrical works, plumbing and plastering may take place outside of agreed working times so long as they do not result in significant disturbance to neighbouring occupiers.

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

22. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) shall be submitted to the Local Planning Authority for approval prior to development being commenced (excluding demolition). Any approved works shall be implemented prior to the development being completed and shall be maintained thereafter in accordance with the schedule.

**Reason:** To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface

water system continues to function as designed and that flood risk is not increased within the site or elsewhere.

23. Prior to the commencement of each phase of the development (Demolition, phase 1 and phase 2), a Demolition and Construction Environment Management Plan (DCEMP) for the relevant phase shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include details of:

1. 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;
2. details of proposed crossings of the highway verge;
3. retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
4. cleaning of site entrances and the adjacent public highway;
5. details of proposed wheel washing facilities;
6. the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
7. provision and use of water suppression equipment;
8. covering of 'dusty' materials;
9. construction vehicle routing;
10. the management of junctions to and crossings of the public highway and other public rights of way/footway;
11. Details of any proposed temporary access points (vehicular / pedestrian)
12. surface water management details during the construction phase; and
13. implementation of noise mitigation measures i.e. use of noise attenuation barriers, storage/unloading of aggregates away from sensitive receptors, use of white noise reversing alarms where possible.

**Reason:** To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety. To support Local Transport Plan Policies: WS3, LD4 and to protect the living conditions of the occupiers of the adjacent residential properties in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

24. Prior to the commencement of Phase 1 development (excluding demolition), details of cycle storage provisions shall be submitted to and approved in writing with the Local Planning Authority.

**Reason:** In accordance with Policies SP1 and IP3 of the Carlisle District Local Plan 2015-2030.

25. Within 6 months of first occupation of the site, a final Travel Plan which includes clear objectives and modal split targets, together with a time-bound programme of implementation, monitoring, regular review and update; and be based on the

particulars contained within the development hereby approved, shall be submitted to and approved in writing by the local planning authority and thereafter operated in accordance with the agreed details.

**Reason:** In accordance with Policies SP1 and IP2 of the Carlisle District Local Plan 2015-2030.

26. Prior to the occupation of the site hereby approved, details and location of the carpark spaces equipped with active and passive EV charging points shall be submitted to and approved in writing by the local planning authority. The details shall include:

1. Location of active and passive charge points;
2. Specification of charging equipment;
3. Operation/management strategy, including details regarding the process to active passive charging points;

The development shall be completed in accordance with the approved details and retained in perpetuity.

**Reason:** In accordance with Policies SP1 and IP2 of the Carlisle District Local Plan 2015-2030.

27. Prior to the occupation of phase 1 of the development, an Operational Management Plan shall be submitted to and approved in writing by the LPA. The Operational Management Plan shall, as a minimum, cover the following points:

1. The location of all ground/lower ground external access points and how they will be managed
2. How all external access points will be controlled during the day and out of hours i.e. fob/key card
3. The times that the external access gates will be closed to the public
4. The location of CCTV
5. Noise management for any external event at the Forum

**Reason:** In accordance with Policies CM4 and HE3 of the Carlisle District Local Plan 2015-2030.

28. Prior to the commencement of each phase (1 and 2) of the development (excluding demolition), an updated Sustainability and Energy Statement for the relevant phase, shall be submitted to and approved in writing by the LPA. The updated Sustainability and Energy Statement shall include a detailed scheme to demonstrate compliance with CDLP Policy CC3 and shall, as a minimum, include:

1. The sustainability credentials of the external build materials
2. The specification and location of renewable energy such as air source heat pump technology and the roof mounted Photovoltaic Cells

**Reason:** In accordance with Policies SP1, SP6 and CC3 of the Carlisle District Local Plan 2015-2030.

29. For the duration of the development works, the retained trees as shown within the submitted Arboricultural Impact Assessment (undertaken by Urban Green, received 10 Jun 2022) shall be protected by tree protective fencing erected and maintained outwith all root protection areas. The specification for the tree protective fencing must conform to BS5837:2012 Trees in relation to Construction - recommendations, and within all root protection areas, there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means.

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

30. The development hereby approved shall not be carried out otherwise than in complete accordance with the Mitigation Measures contained within the submitted Bat Survey Report (2021) compiled by Urban Green, received 29 Mar 2022.

Compensatory roost provisions shall be implemented before any demolition works take place to provide compensatory habitat for the loss of the roosts. These compensatory roost provisions must be maintained within the site for a minimum of five years.

**Reason:** In order to ensure no adverse impact on a European Protected Species in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

31. Prior to the commencement of each phase of the development (Demolition, Phase 1 and Phase 2), a detailed Landscape and Ecological Management Plan for the relevant phase shall be submitted to and approved by the local planning authority. Each detailed Landscape and Ecological Management Plan shall include mitigation, compensation and enhancement measures, and the Management Plan shall be in accordance with the principles set out within the submitted Biodiversity Net Gain Assessment (carried out by Urban Green, received on 29 Mar 2022). The development shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

**Reason:** To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

32. Prior to the commencement of each Phase of the development (Phase 1 and Phase 2) (excluding demolition), details of measures, to prevent birds from nesting/roosting on the roofs or facades of the buildings, for the relevant phase shall be submitted to and approved in writing with the Local Planning Authority.

**Reason:** In the interests and amenities of users of the building, nearby residential and business premises in accordance with Policy SP6 of the Carlisle District Local Plan 2015-30.

33. Within 6 months of the development hereby approved being brought into first use, an updated Servicing Strategy including details of the provision of external litter bins; their specifications and planned emptying frequencies, shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the development shall be operated in accordance with the approved details.

**Reason:** To ensure that adequate means of litter management is provided in accordance with policy IP5 and SP6 of the Carlisle District Local Plan 2015-2030.

34. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A site investigation scheme, based on the desk study to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

**Reason** To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework and Policy CM5 of the Carlisle District Local Plan 2015-2030.

35. In the advent that Phase 2 of the development has not commenced by the opening of Phase 1 the applicant shall enter into discussions with the local planning authority to provide an implementation programme for Phase 2 in accordance with Condition 28 or, in the case of uncertainty of timescale, full installation of Phase 2 photovoltaics on the constructed Phase 1. The scheme shall be submitted within 12 months of opening and shall be implemented in accordance with the submitted details.

**Reason:** In accordance with Policies SP1, SP6 and CC3 of the Carlisle District Local Plan 2015-2030.

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## Relevant Development Plan Policies

### Item no: 02

**Appn Ref No:**  
22/0262

**Applicant:**  
University of Cumbria

**Parish:**  
Carlisle

**Date of Receipt:**  
29/03/2022

**Agent:**  
DPP

**Ward:**  
Cathedral & Castle

**Location:**  
Citadel Buildings, English Street, Carlisle

**Grid Reference:**  
340171 555644

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Proposal: Alterations To Existing Citadels Buildings (Which Comprise The Crown Court, Nisi Prius & Hospital Wing); Insertion Of Opening To The Gaol Wall; Demolition Of 106-114 English Street, The Kramer Building & The Toilet Block To The Crown Court; Reinstatement Of Railings To Citadel Gardens; Comprehensive Refurbishment Of Former Crown Court, Nisi Prius & Hospital Wing To Provide Higher Education (Office & Teaching Spaces) Including Replacement Of Mechanical & Electrical Services, Installation Of WC's, Accessibility Enhancements & Removal Of Modern Detrimental Additions & Partitions; Hospital Wing Alterations Include: Removal Of Various Modern Subdivisions Across The Hospital Wing; Reopening Of Former Openings In The Hospital Wing External Elevations & New Bridges & Openings At First Floor Of The Hospital Wing (LBC)

### Grant Permission

1. The works identified within the approved application shall be commenced within 3 years of this consent.

**Reason:** In accordance with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. The development shall be undertaken in strict accordance with the approved documents for this Listed Building Consent which comprise:
  1. the submitted planning application form, received 29 Mar 2022;
  2. Location Plan (Dwg No. DAY-XX-XX-DR-A-04-0100), received 29 Mar 2022;
  3. Proposed Site Plan (Dwg No. DAY-XX-XX-DR-A-04-0110), received 29 Mar 2022;
  4. Proposed Block Plan (Dwg No. DAY-XX-XX-DR-A-04-0124), received 29 Mar

2022;

5. Section and elevation Key (Dwg No. DAY-XX-XX-DR-A-04-0125), received 29 Mar 2022;
6. Demolition GIA Use Category Plans (Dwg No. DAY-XX-ZZ-DR-A-04-0152), received 29 Mar 2022;
7. Phase 2 GIA Use Category Plan (Dwg No. DAY-XX-ZZ-DR-A-04-0154), received 29 Mar 2022;
8. New Build GEA Plans Phase 2 (Dwg No. DAY-XX-ZZ-DR-A-04-0156), received 29 Mar 2022;
9. Crown Court Demolition Plans (Dwg No. DAY-XX-ZZ-DR-ID-04-0132, Rev A), received 10 Jun 2022;
10. Nisi Pirus Demolition Plans (Dwg No. DAY-XX-ZZ-DR-ID-04-0133, Rev A), received 10 Jun 2022;
11. Site Elevations (Street Scenes) Proposed Phase 1 (Dwg No. DAY-XX-XX-DR-A-04-1105, Rev A), received 10 Jun 2022;
12. Site Elevations (Street Scenes) Proposed Phase 2 (Dwg No. DAY-XX-XX-DR-A-04-1106, Rev A), received 10 Jun 2022;
13. Site Elevations (Central Plaza) Proposed Phase 1 (Dwg No. DAY-XX-XX-DR-A-04-1108, Rev A), received 10 Jun 2022;
14. Site Elevations (Central Plaza) Proposed Phase 2 (Dwg No. DAY-XX-XX-DR-A-04-1109, Rev A), received 10 Jun 2022;
15. Woolworths Elevations Proposed Phase 1 (Dwg No. DAY-XX-ZZ-DR-A-04-1102, Rev A), received 10 Jun 2022;
16. Woolworths Elevations Proposed Phase 2 (Dwg No. DAY-XX-ZZ-DR-A-04-1103, Rev A), received 10 Jun 2022;
17. Site Demolition Plan Phase 1 (Dwg no. DAY-XX-XX-DR-A-04-0130), received 29 Mar 2022;
18. Site Demolition Plan Phase 2 (Dwg no. DAY-XX-XX-DR-A-04-0131), received 29 Mar 2022;
19. General Arrangement Plan - Lower Ground Floor Proposed Phase 1 and 2 (Dwg no. DAY-XX-B1-DR-A-04-0111), received 29 Mar 2022;
20. General Arrangement Plan - Ground Floor Proposed Phase 1 and 2 (Dwg no. DAY-XX-00-DR-A-04-0112 Rev A), received 14 Jul 2022;
21. General Arrangement Plan - First Floor Proposed Phase 1 (Dwg no. DAY-XX-01-DR-A-04-0113), received 29 Mar 2022;
22. General Arrangement Plan - First Floor Proposed Phase 2 (Dwg no.



- DAY-XX-01-DR-A-04-0114), received 29 Mar 2022;
23. General Arrangement Plan - Second Floor Proposed Phase 1 (Dwg no. DAY-XX-02-DR-A-04-0115), received 29 Mar 2022;
  24. General Arrangement Plan - Second Floor Proposed Phase 2 (Dwg no. DAY-XX-02-DR-A-04-0116), received 29 Mar 2022;
  25. General Arrangement Plan - Third Floor Proposed Phase 1 (Dwg no. DAY-XX-03-DR-A-04-0117), received 29 Mar 2022;
  26. General Arrangement Plan - Third Floor Proposed Phase 2 (Dwg no. DAY-XX-03-DR-A-04-0118), received 29 Mar 2022;
  27. General Arrangement Plan - Roof Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-0119 Rev A), received 10 Jun 2022;
  28. General Arrangement Plan - Roof Proposed Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-0120 Rev A), received 10 Jun 2022;
  29. General Arrangement Plan - Hospital Wing and Crown Court Building Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-0121 Rev A), received 10 Jun 2022;
  30. General Arrangement Plan - Nisi Prius Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-0122 Rev A), received 10 Jun 2022;
  31. Section Through Site Axis Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2101 Rev A), received 10 Jun 2022;
  32. Section Through Site Axis Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2102 Rev A), received 10 Jun 2022;
  33. Sections longitudinal Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2103 Rev A), received 10 Jun 2022;
  34. Sections longitudinal Proposed Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2104 Rev A), received 10 Jun 2022;
  35. Sections Transverse Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2105 Rev A), received 10 Jun 2022;
  36. Sections Transverse Proposed Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2106 Rev A), received 10 Jun 2022;
  37. Section Floor Levels Proposed Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2107 Rev A), received 10 Jun 2022;
  38. Section Floor Levels Proposed Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2108 Rev A), received 10 Jun 2022;
  39. 3D Sections A B C Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2117 Rev A), received 10 Jun 2022;
  40. 3D Sections D E F Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2118 Rev A),

- received 10 Jun 2022;
41. 3D Sections G H Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2119 Rev A), received 10 Jun 2022;
  42. 3D Sections A B C Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2120 Rev A), received 10 Jun 2022;
  43. 3D Sections D E F Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2121 Rev A), received 10 Jun 2022;
  44. 3D Sections G H Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2122 Rev A), received 10 Jun 2022;
  45. Business Interaction Centre Floor Level Section Plan (Dwg no. DAY-BB-ZZ-DR-A-04-2125), received 10 Jun 2022;
  46. Hospital Wing Floor Level Sections Plan (Pt 1) (Dwg no. DAY-BB-ZZ-DR-A-04-2123), received 10 Jun 2022;
  47. Hospital Wing Floor Level Sections Plan (Pt 2) (Dwg no. DAY-BB-ZZ-DR-A-04-2124), received 10 Jun 2022;
  48. General Arrangement Plan (Dwg no. UG\_471\_LAN\_GA\_DRW\_001 Rev P16), received 30 Jun 2022;
  49. Gaol Wall Opening (Dwg no. DAY-XX-XX-DR-A-04-2113 Rev A), received 10 Jun 2022;
  50. Facade Study - New Build Phase 1 (Dwg no. DAY-XX-ZZ-DR-A-04-2111 Rev A), received 10 Jun 2022;
  51. Facade Study - New Build Phase 2 (Dwg no. DAY-XX-ZZ-DR-A-04-2112), received 10 Jun 2022;
  52. the Notice of Decision; and
  53. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. The development shall be undertaken in general accordance with the approved documents for this Listed Building Consent which comprise:
  1. Carlisle Citadels: Archaeological Impact Assessment (undertaken by Oxford Archaeology), received 29 Mar 2022;
  2. Bat Survey Report (undertaken by Urban Green), received 29 Mar 2022;
  3. Biodiversity Net Gain Design Stage Assessment (undertaken by Urban Green), received 29 Mar 2022;
  4. Condition Survey (undertaken by Purcell), received 29 Mar 2022;

5. Carlisle Citadels Conservation Management Plan (prepared by Purcell), received 29 Mar 2022;
6. Demolition Statement (Revision: P01, prepared by Curtins), received 29 Mar 2022;
7. Energy & Sustainability Statement (Ref: 16110-HYD-XX-XX-RP-Y-5002, prepared by Hydrock Consultants Limited), received 29 Mar 2022;
8. Written Scheme of Investigation for an Archaeological Evaluation and Watching Brief, received 29 Mar 2022;
9. Heritage Impact Assessment (Issue 02, undertaken by Purcell), received 29 Mar 2022;
10. Interim Travel Plan (Revision: V04, prepared by Curtins), received 29 Mar 2022;
11. Phase 1 Preliminary Risk Assessment (Revision: V02, prepared by Curtins), received 29 Mar 2022;
12. Preliminary Ecological Appraisal (prepared by Urban Green), received 29 Mar 2022;
13. Servicing Strategy (Revision: V03, prepared by Curtins), received 29 Mar 2022;
14. Stage I Visual Structural Condition Appraisal (prepared by Curtins), received 29 Mar 2022;
15. Townscape & Visual Impact Appraisal (prepared by Urban Green), received 29 Mar 2022;
16. Transport Assessment (Revision: V03, prepared by Curtins), received 29 Mar 2022;
17. Urban Design Framework Statement (prepared by Urban Green), received 29 Mar 2022;
18. Geophysical Survey Report (prepared by SUMO Geophysics Ltd), received 1 Apr 2022;
19. Arboricultural Impact Assessment (AIA) (undertaken by Urban Green), received 10 Jun 2022;
20. Historic Buildings Design and Usage Review (Revision G, prepared by Purcell and Day Architectural Ltd), received 10 Jun 2022;

**Reason:** To define the permission.

3. Details and drawings including sections and elevations and a method statement for the restoration and repair of any existing windows and doors, panelling and other period joinery shall be submitted to and approved in writing by the Local Planning Authority prior to any works to these features. Thereafter the

development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings, and in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

4. All existing historic doors within the listed buildings shall be retained and if required to be altered in any way, details shall be submitted to and approved in writing by the local planning authority prior to any works to the doors. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings, and in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

5. Prior to the insertion of any new doors, details at a scale of 1:5 of new doors including construction, means of affixing to the wall, the size, proposed frames, panels and depth of reveal and new internal doors (listed buildings only) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings, and in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

6. Notwithstanding any information as submitted, prior to the insertion of any new/replacement windows on any listed buildings, details at a scale of 1:5 of any new windows, including the construction, means of affixing to the walls, the size, glazing, opening mechanisms, cill and lintol arrangement and the depth of the reveal shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings and the retained portions of the Woolworth and Burton's Buildings. In accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

7. Full details of sound proofing and fire protection measures shall be submitted to and approved in writing by the Local Planning Authority prior to any of these measures being undertaken. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed

buildings, and in accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

8. Prior to the commencement of the development hereby approved, a Conservation Strategy shall be submitted to and approved in writing by the Local Planning Authority detailing the protection of all historic features, including staircases, windows and glazing, fireplaces, panelling, plaster ceilings, cornicing and any other internal architectural features, during the works to the buildings. Thereafter all works to historic features shall follow this strategy.

**Reason:** In the interest of the appearance and character of the listed buildings and the retained portions of the Woolworth Buildings, and in accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

9. Prior to the installation of any platform lifts, details of the location, materiality and means of fixing to the listed structures shall be submitted to and approved by the local planning authority.

**Reason:** In the interest of the appearance and character of the listed buildings. In accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

10. Prior to the removal of the window at the Former Labour Group Room at the Crown Court Building (as shown on Carlisle Citadels Conservation Management Plan, prepared by Purcell, received 29 Mar 2022), details of the proposed roof terrace access shall be submitted to and approved by the local planning authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings, in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

11. Prior to the removal of any Court Room furniture in Nisi Prius and the Crown Court Buildings, a programme of works for the court room furniture relocation, and photographs and drawings as existing, and as proposed, shall be submitted to and approved in writing by the Local Planning Authority. The programme of works shall identify how and by whom supervision of the works shall be undertaken and shall include details regarding the exact proposed locations (within the application site) and uses for the removed court room furniture. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings, and in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

12. Details of the paint colour and finish, including manufacturer's specification to be used on the internal (listed buildings only) and external areas of the existing

buildings shall be submitted to and approved in writing by the Local Planning Authority prior to any painting work commencing. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings and the retained portions of the Woolworth and Burton's Buildings, and in accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

13. Prior to the commencement of any works (excluding demolition and foundation works), full details of all proposed gating, including pedestrian gates, within the application site shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include detailed design and size of the gates.

**Reason:** In the interest of the appearance and character of the listed buildings and the conservation area, in accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

14. Notwithstanding the details that have been submitted with the application, full details including drawings and manufacturers details where appropriate of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority prior to any works to the boundaries. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings and the retained portions of the Woolworth and Burton's Buildings, in accordance with Policies HE3, HE6 and HE7 of the Carlisle District Local Plan 2015-2030.

15. Prior to the occupation of phase 1 of the development, an Operational Management Plan shall be submitted to and approved in writing by the LPA. The Operational Management Plan shall, as a minimum, cover the following points:

1. The location of all ground/lower ground external access points and how they will be managed
2. How all external access points will be controlled during the day and out of hours i.e. fob/key card
3. The times that the external access gates will be closed to the public
4. The location of CCTV
5. Noise management for any external event at the Forum

**Reason:** In accordance with Policies CM4 and HE3 of the Carlisle District Local Plan 2015-2030.

16. Prior to the commencement of any works in relation to either raising or lowering of floor levels within the court rooms of the Crown Court and Nisi Prius Buildings, detailed drawings including sections shall be submitted and approved

by the local planning authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

**Reason:** In the interest of the appearance and character of the listed buildings, and in accordance with Policy HE3 of the Carlisle District Local Plan 2015-2030.

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## Relevant Development Plan Policies

### Item no: 03

**Appn Ref No:**  
22/0219

**Applicant:**  
Kingmoor Park Properties  
Ltd

**Parish:**  
Kingmoor

**Date of Receipt:**  
21/03/2022

**Agent:**  
WSP

**Ward:**  
Belah & Kingmoor

**Location:**  
Land at Dukes Drive, Kingmoor Park North, Carlisle,  
CA6 4SD

**Grid Reference:**  
338131 560087

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Proposal: Erection Of Distribution Centre (Use Class B8) (Including Ancillary Office Space), Associated Car Parking & Service Yard; Associated Storage Of Vehicles & Trailers; New Access Road; & Associated Engineering, Infrastructure & Landscaping

### 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 18th March 2022
  2. the Site Location Plan received 18th March 2022 (Drawing no. 0001 P5);
  3. the Site Plan As Proposed received 19th May 2022 (Drawing no. 0001 P13);
  4. the DPD Trailer Park, Site Plan As Proposed received 18th March 2022 (Drawing no. 0002 Rev P3);
  5. the Elevations As Proposed received 30th May 2022 (Drawing no. 21044-FRA-0001 rev P6);
  6. the GA Plan As Proposed – Level 00 received 18th March 2022 (Drawing no. 0001 Rev P4);

7. the GA Plan As Proposed – Level 01 received 18th March 2022 (Drawing no. 0002 Rev P3);
8. the Proposed Site Sections received 30th May 2022 (Drawing no. 0001 Rev P3);
9. the Proposed GA Sections received 30th May 2022 (Drawing no. 0001 P2);
10. the Proposed Waste Compound Details received 18th March 2022 (Drawing no. 0001 P1);
11. the Proposed Cycle Shelters Details received 18th March 2022 (Drawing no. 0002 Rev P1);
12. the GA Plan As Proposed - Level 00 received 18th March 2022 (Drawing no. 0001 P4);
13. the GA Plan As Proposed – Level 01 received 18th March 2022 (Drawing no. 0002 P3);
14. the Plot 100/ DPD Planting Strategy Plan received 18th March 2022 (Drawing no. 0002 P01);
15. the Plot 100/ DPD Planting Schedule received 18th March 2022 (Drawing no. 0003 P01);
16. the Arboricultural Impact Assessment Report received 18th March 2022;
17. the Archaeological Desk-Based Assessment received 18th March 2022;
18. the Design & Access Statement received 18th March 2022;
19. the Desktop Environmental and Geotechnical Site Assessment received 18th March 2022;
20. the Renewable Energy Statement received 18th March 2022;
21. the Flood Risk Assessment received 18th March 2022;
22. the External Lighting Impact Assessment received 18th March 2022;
23. the Noise Impact Assessment received 18th March 2022;
24. the Planning Statement received 18th March 2022;
25. the Statement of Community Involvement received 18th March 2022;
26. the Transport Assessment received 18th March 2022;
27. the Travel Plan received 18th March 2022;
28. the Air Quality Assessment received 25th March 2022;
29. the Plant Schedule received 18th March 2022;
30. the Protected Species Report received 21st July 2022;
31. the Great Crested Newt Survey received 21st July 2022;
32. the Bat Surveys received 21st July 2022;
33. the Notice of Decision;
34. any such variation as may subsequently be approved in writing by the local planning authority.

**Reason:** To define the permission.

3. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) shall be submitted to the Local Planning Authority for written approval prior to the development being commenced (except site clearance and ground works). Any approved works shall be implemented prior to the development being occupied and shall be maintained thereafter in accordance with the schedule.



**Reason:** To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030.

4. Prior to the commencement of development hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include and address the following matters (where appropriate):

1. provision of appropriate protective barriers/ boundary hoarding and lighting;
2. dust management and details of the proposed means of dust suppression;
3. details of deliveries times to the site during the construction phase;
4. the construction hours of working;
5. noise management measures;
6. programme of works (including measures for traffic management and operating hours);
7. loading and unloading of plant and materials;
8. piling techniques;
9. location and nature of compounds and storage areas (including maximum storage heights) and factors to prevent wind-whipping
10. waste storage and removal and litter management;
11. temporary buildings and boundary treatments;
12. details of checks of vehicles and other plant for leaks;
13. static plant to be placed on drip trays;
14. preparation of cement and other construction materials;
15. waste minimisation and management measures;
16. bio-security measures to prevent the introduction of disease and invasive species;
17. measures to prevent pollution including the management of site drainage such as the use of silt traps during construction;
18. the checking and testing of imported fill material where required to ensure suitability for use and prevent the spread of invasive species;
19. noise and vibration management (to include arrangements for monitoring, and specifically for any concrete breaking and any piling);
20. there shall be no burning of materials on the site; and
21. any external lighting associated with the development during any ground works/ construction for the purposes of security and site safety shall prevent upward and outward light radiation;
22. protocols for contact and consultation with local people and other matters to be agreed with the local planning authority;
23. wheel washing;
24. vibration management;
25. vermin control;
26. vehicle control within the site and localised traffic management.

The agreed scheme shall be implemented upon commencement of development and shall not be varied without prior written agreement of the local

planning authority.

**Reason:** To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety in accordance with Policies SP6, IP3 and CM5 of the Carlisle District Local Plan 2015-2030.

5. Development shall not commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority.

The CTMP shall include and address the following matters (where appropriate):

1. retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
2. cleaning of site entrances and the adjacent public highway;
3. details of measures to prevent mud from vehicles leaving the site during construction including wheel washing facilities and their management;
4. the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
5. construction vehicle routing;
6. the management of junctions to and crossings of the public highway and other public rights of way/ footway;
7. details of any proposed temporary access points (vehicular/ pedestrian);
8. details of provision to ensure pedestrian and cycle safety;
9. parking and turning for vehicles of site personnel, operatives and visitors.

The agreed scheme shall be implemented upon commencement of development and shall not be varied without prior written agreement of the local planning authority.

**Reason:** To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety in accordance with Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

6. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/ cross sections, shall be submitted to the Local Planning Authority for approval before any highway work commences on site. No highway works shall be commenced until a full specification has been approved in writing. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved including the carriageway, footways, footpaths and cycleways shall be constructed in strict accordance with the approved details and completed prior to the development being brought into use.

**Reason:** To ensure a minimum standard of construction in the interests of highway safety in accordance with Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

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

**Reason:** In the interests of safety and in accordance with Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

8. Prior to the heavy good vehicle trailer parking area being brought into use, details of a Noise Mitigation Strategy shall be submitted to and approved in writing by the local planning authority. The development shall then be undertaken and completed in strict accordance with the approved details and retained as approved thereafter unless otherwise agreed in writing by the local planning authority.

**Reason:** To ensure that the amenity of existing and future occupiers of neighbouring premises and residential properties are not adversely affected by the development in accordance with Policies SP6 and CM5 of the Carlisle District Local Plan 2015-2030.

9. Prior to the installation of any external lighting within the development hereby approved, details of the lighting scheme including measures to minimise light spillage, shall be submitted to and approved in writing by the local planning authority. The development shall then be undertaken and completed in strict accordance with the approved details and retained as approved thereafter unless otherwise agreed in writing by the local planning authority.

**Reason:** In order to ensure no adverse impact on European Protected Species and residential amenity in accordance with Policies GI3 and CM5 of the Carlisle District Local Plan 2015-2030.

10. Prior to the development being brought into use, bat boxes shall be installed in accordance with details which have been submitted to and approved in writing by the local planning.

**Reason:** In order to ensure no adverse impact on European Protected Species in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

11. Before any development is commenced on the site, including site works of any description, a protective fence in accordance with Fig. 2 in B.S. 5837: 2012 shall be erected around the trees and hedges to be retained at the extent of the Root Protection Area as calculated using the formula set out in B.S. 5837. Within the areas fenced off no fires shall be lit, the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. The fence shall thereafter be retained at all times during construction works on the site.

**Reason:** In order to ensure that adequate protection is afforded to all

trees/hedges to be retained on site in support of Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

12. The development hereby approved shall not be carried out otherwise than in complete accordance with the mitigation measures and recommendations in the Protected Species Report received 21st July 2022; the Great Crested Newt Survey received 21st July 2022; and the Bat Surveys received 21st July 2022.

**Reason:** In order to ensure no adverse impact on European Protected Species in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

13. The new access road as detailed on Site Plan As Proposed received 19th May 2022 (Drawing No. 0001 P13) shall be constructed and brought into use prior to the use hereby permitted commencing.

**Reason:** To ensure that the proposed new access road is constructed within a reasonable timescale, in the interests of highway safety and in accordance with Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within a timeframe that has first been submitted to and approved in writing by the local planning authority and maintained thereafter in accordance with maintenance measures identified in the approved landscaping scheme. 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 maintained, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

15. Prior to the building being brought into use, the application should enter into and have completed a S106 to secure a financial contribution for the monitoring of the Travel Plan.

**Reason:** To secure appropriate funding for the monitoring of the Travel Plan in accordance with Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

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## Relevant Development Plan Policies

Item no: 04

Appn Ref No:

Applicant:

Parish:

22/0214

Equorium Property  
Company Limited

Hayton

**Date of Receipt:**  
16/03/2022

**Agent:**  
Harraby Green Associates

**Ward:**  
Brampton & Fellside

**Location:**  
The Forge, Skellion Farm, How Mill, Brampton, CA8  
9JL

**Grid Reference:**  
352407 557162

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Proposal: Variation Of Condition 15 & Removal Of Condition 16 Of Previously  
Approved Permission 14/0003 (Erection Of 1 No. Holiday Letting Unit On  
Site Of Redundant Agricultural Building) To Enable Mixed Residential And  
Holiday Let Use Of The Forge/Barn 'B'

Refuse Permission

1. **Reason:** This proposal is seeking to remove conditions to allow a new build holiday let (which replaced an open fronted metal shed which was not capable of conversion to a dwelling) to be used as a dwelling. Para 80 of the NPPF and Policy HO6 (Other Housing in the Open Countryside) of the Carlisle District Local Plan 2015-2030 permit the conversion of redundant or disused buildings to dwellings providing that the development would lead to an enhancement to the immediate setting of the building. The building is currently used as holiday accommodation and the change of use of the building to a dwelling would not lead to any enhancement of the building, given that it is a relatively recent new build. Policy HO2 (Windfall Housing Development) of the Carlisle District Local Plan 2015-2030 only permits new housing within or on the edge of Carlisle, Brampton, Longtown and villages within the rural area. Given that the site is located within a farm complex that lies within the open countryside and is not within or adjacent to a village/settlement, the proposal to remove conditions to allow the property to be used a dwelling would also be contrary to Policy HO2.

## Relevant Development Plan Policies

Item no: 05

**Appn Ref No:**  
22/0364

**Applicant:**  
Etman Enterprises Ltd

**Parish:**  
Dalston

**Date of Receipt:**  
03/05/2022

**Agent:**  
Lambe Planning and  
Design Ltd

**Ward:**  
Dalston & Burgh

**Location:**

**Grid Reference:**

Dalston Hall Caravan Park, Dalston, Carlisle, CA5  
7JX

337701 551733

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Proposal: Change Of Use Of Land For 38no. Holiday Lodges To Be Used For A 12  
Month Season

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to resolving the issue of phosphate loading on the River Eden SAC to ensure a phosphate nutrient neutral development.

**Item no: 06**

**Appn Ref No:**  
22/0372

**Applicant:**  
Mr Lee Robinson

**Parish:**  
Beaumont

**Date of Receipt:**  
05/05/2022

**Agent:**  
Harraby Green Associates

**Ward:**  
Dalston & Burgh

**Location:**  
Former Beaumont Waste Disposal Site, L/Adj. Field  
6065, Monkhill, CA5 6DH

**Grid Reference:**  
334636 558733

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Proposal: Change Of Use Of Land For The Keeping Of Horses, Erection Of Stables,  
Paddock & Levelled Yard Via Field Access Track (Retrospective)

Members resolved to defer consideration of the proposal in order to undertake a site visit and to await a further report on the application at a future meeting of the Committee.

**Item no: 07**

**Appn Ref No:**  
22/0489

**Applicant:**  
Mr & Mrs Greig

**Parish:**  
Beaumont

**Date of Receipt:**  
20/06/2022

**Agent:**

**Ward:**  
Dalston & Burgh

**Location:**  
Sunnyside, Moorhouse Road, Moorhouse, Carlisle,  
CA5 6EJ

**Grid Reference:**  
335115 556949

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Proposal: Erection Of Single Storey Side Extension To Provide Extended Utility And  
Home Office

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 20th June 2022;
  2. Location Plan, received 21st June 2022;
  3. Proposed Block Plan (Dwg 2022SKG03), received 20th June 2022;
  4. Proposed Floor Plans & Elevations (Dwg 2022SKG01), received 20th June 2022;
  5. the Notice of Decision;
  6. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

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## Relevant Development Plan Policies

### Item no: 08

**Appn Ref No:**  
21/0812

**Applicant:**  
Ms Sally Oliver

**Parish:**  
Kingwater

**Date of Receipt:**  
13/08/2021 16:00:53

**Agent:**  
Carter Smith Planning  
Consultants

**Ward:**  
Brampton & Fellside

**Location:**  
Glen Croft, West Hall, Brampton, CA8 2BS

**Grid Reference:**  
358135 566867

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Proposal: Siting Of 3no. Moveable 'Eco-Home' Holiday Chalets; Creation Of Hardstanding (Part Retrospective)

**Decision of:** Planning Inspectorate

**Decision Type:** Appeal Allowed With Conditions

**Date:** 19/07/2022

### Item no: 09

**Appn Ref No:**  
21/1069

**Applicant:**  
Mr Whitby

**Parish:**  
Castle Carrock

**Date of Receipt:**  
17/11/2021 15:00:11

**Agent:**  
ELG Planning

**Ward:**  
Brampton & Fellside

**Location:**  
Castlegate House, Castle Carrock, Brampton, CA8  
9LT

**Grid Reference:**  
354205 555685

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Proposal: Erection Of Stone Wall With Cedar Wood Fencing & Double Gates  
(Retrospective)

**Decision:** Refuse    Permission

**Date:** 20/01/2022

**Decision of:** Planning Inspectorate

**Decision Type:** Appeal Dismissed

**Date:** 14/07/2022

**Item no: 10**

**Appn Ref No:**  
22/0052

**Applicant:**  
Allenwood Enterprises Ltd

**Parish:**  
Carlisle

**Date of Receipt:**  
27/01/2022 15:00:16

**Agent:**  
Mr C Welbourne

**Ward:**  
Botcherby & Harraby North

**Location:**  
333 Warwick Road, Carlisle, CA1 2BS

**Grid Reference:**  
341766 555921

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Proposal: Replacement Of Existing 48 Sheet Illuminated Advertisement Hoarding  
With 1no. 48 Sheet Gable Mounted Digital Advertising Internally  
Illuminated Display Hoarding

**Decision:** Refuse    Permission

**Date:** 21/03/2022

**Decision of:** Planning Inspectorate

**Decision Type:** Appeal Dismissed

**Date:** 16/06/2022

**Item no: 11**

**Appn Ref No:**  
21/0617

**Applicant:**  
Mr John Wilson

**Parish:**  
Kirkandrews



**Date of Receipt:**  
18/06/2021

**Agent:**

**Ward:**  
Longtown & the Border

**Location:**  
Land adjacent Forest Gate, Blackbank, Longtown,  
CA6 5LQ

**Grid Reference:**  
334831 567582

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Proposal: Erection Of 1no. Dwelling (Outline)

**Decision:** Refuse    Permission

**Date:** 04/10/2021

**Decision of:** Planning Inspectorate

**Decision Type:** Appeal Dismissed

**Date:** 21/07/2022

**Item no: 12**

**Appn Ref No:**  
22/9003

**Applicant:**  
Cumbria County Council

**Parish:**  
Carlisle

**Date of Receipt:**  
14/06/2022

**Agent:**  
Cumbria County Council -  
Economy & Planning

**Ward:**  
Belah & Kingmoor

**Location:**  
James Rennie School, California Road, Carlisle,  
CA3 0BU

**Grid Reference:**  
339697 559299

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Proposal: Erection Of Modular Building To Provide 2no. Temporary Classrooms

**Decision:** City Council Observation -    Raise No Objection

**Date:** 30/06/2022

**Decision of:** Cumbria County Council

**Decision Type:** Grant Permission

**Date:** 19/07/2022