

## SCHEDULE A: Applications with Recommendation

21/1170

**Item No: 06**

Date of Committee: 25.02.2022

**Appn Ref No:**  
21/1170

**Applicant:**  
Red Rose (Cumbria)  
Limited

**Parish:**  
Stanwix Rural

**Agent:**  
Sam Greig Planning Ltd

**Ward:**  
Stanwix & Houghton

**Location:** Land to the rear of Little Drawdykes, 4 Whiteclosegate, Carlisle, CA3 0JD

**Proposal:** Erection Of 2no. Dwellings (Outline)

**Date of Receipt:**  
22/12/2021

**Statutory Expiry Date**  
16/02/2022

**26 Week Determination**

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### REPORT

**Case Officer:** Barbara Percival

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Principle of development
- 2.2 Impact of the proposal on the character of the area
- 2.3 Impact of the proposal on the buffer zone of Hadrian's Wall World Heritage Site
- 2.4 Scale and design of the proposed dwellings
- 2.5 Impact of the proposal on the living conditions of neighbouring residents
- 2.6 Disposal of foul and surface water drainage
- 2.7 Impact of the proposal on highway safety
- 2.8 Impact of the proposal on existing trees and hedges
- 2.9 Impact of the proposal on biodiversity

#### 3. Application Details

**The Site**

- 3.1 The application seeks the development of part of the substantial rear domestic curtilage of Little Drawdykes, a large two storey detached dwelling located to the north west of the application site. Extending to approximately 0.25 hectares in area, the north eastern, south eastern and south western boundaries of the application site consists of a mature hedgerows with some trees. The north western boundary of the application site is devoid of any boundary treatments. The application site itself is mainly grass with some shrubs and trees.
- 3.2 Within the vicinity of the application site are a variety of properties of differing ages and styles the majority of which are located in elongated plots with relatively large rear gardens.

### **The Proposal**

- 3.4 This application seeks outline planning permission with all matters reserved for the erection of 2no. detached dwellings. This application, therefore, seeks to establish the principle of development only.
- 3.5 The submitted drawings, although indicative only, illustrate the subdivision of the application site into 2no. plots served by a shared vehicular access from Millcroft.

## **4. Summary of Representations**

- 4.1 This application has been advertised by the direct notification of eleven neighbouring properties and the posting of site notices. In response, six representations of objection have been received.
- 4.2 The representations have been reproduced in full for Members, however, in summary the issues raised are:
1. increase in vehicle movements from the site;
  2. access via a driveway on a corner which is currently difficult for cars travelling in opposite directions to pass safely;
  3. Millcroft is narrow and poorly lit which causes issues when entering / existing driveways made worse by parked cars restricting visibility further;
  4. traffic survey undertaken while people were restricting their usual activities;
  5. Access should be taken from Whiteclosegate;
  6. there is an existing child minder business close to the proposed access. The development will increase safety risks for parents when dropping off / collecting children;
  7. loss of pedestrian access;
  8. damage to roads and pavements during construction phase;
  9. disturbance to residents during construction works;
  10. destruction of wildlife habitat.

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

**Stanwix Rural Parish Council:** - in view of the character of the site, and its longevity as the largest landscaped garden in its locality, the Parish Council urges the following conditioning in order to adequately protect the living conditions of neighbouring dwellings and the environmental integrity of the locale. Provided these conditions are applied the Parish Council would recommend determination in accordance with local and national planning policy and guidance:

- A condition be applied to any consent, to require a wildlife survey – this with particular regard to bats - prior to the commencement of any works.
- A condition requiring the submission, prior to the commencement of any works, of a schedule of proposed tree works. This condition to require the maximum possible retention of trees, in order to protect the existing residential and environmental amenity of neighbouring dwellings, and the habitat of wildlife.
- No tree or hedge works etc to be undertaken during the nesting season.
- In the interests of highway safety access must be achieved, as proposed, via Millcroft;

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

**Historic England - North West Office:** - do not wish to offer any comments;

**United Utilities:** - no objections subject to the implementation of a surface water drainage scheme which is in accordance with the surface water drainage hierarchy as detailed in the PPG;

**Cumbria County Council - (Highways & Lead Local Flood Authority):** - no objections subject to imposition of a condition which requires provision of clear visibility splays.

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

### **Assessment**

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP2, SP6, HO2, HO3, IP2, IP3, IP4, IP6, CC3, CC5, CM4, CM5, HE1, GI3 and GI6 of the Carlisle District Local Plan 2015-2030. Other material considerations are Supplementary Planning Documents (SPD) adopted by the City Council, in particular 'Achieving Well Designed Housing' and 'Trees and Development'.

### **1. Principle of Development**

- 6.3 *"So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development"*

(paragraph 10).

- 6.4 The aims of the NPPF is reiterated in Policy HO2 of the local plan which outlines that new housing development other than those allocated will be acceptable within or on the edge of Carlisle, Brampton, Longtown and in the rural area provided that the development would not prejudice the delivery of the spatial strategy of the local plan and be focussed in sustainable locations subject to satisfying five criteria. A further policy consideration is Policy HO3 of the local plan which is specific to housing development within residential gardens.
- 6.5 The application site is located within Carlisle, therefore, the sustainability of the application site is not in question. Furthermore, the erection of two dwellings would not prejudice the delivery of the spatial strategy of the local plan. As such, the principle of residential development is acceptable. Whether the development of the application site complies with other relevant local plan policies will be discussed in detail in the relevant sections below.

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

- 6.6 Policy HO3 of the local plan acknowledges that gardens contribute significantly to the character and quality of housing areas within the City. Proposals for housing development in existing residential gardens will be permitted providing five criteria are met. The form and scale of any new development should respect the local character of the immediately surrounding area. In particular the scale, number of storeys and massing of new housing development should not exceed that of existing dwellings adjacent to the site.
- 6.7 The application seeks the development of part of the substantial rear domestic curtilage of Little Drawdykes, a large two storey detached dwelling located to the north west of the application site. Extending to approximately 0.25 hectares in area, the north eastern, south eastern and south western boundaries of the application site consists of a mature hedgerows with some trees. The north western boundary of the application site is devoid of any boundary treatments. The application site itself is mainly grass with some shrubs and trees.
- 6.8 It is inevitable that the erection of new dwellings on part of the domestic curtilage of Little Drawdykes would have some visual impact on the character of the area. The application seeks only to establish the principle of development, therefore, further details in respect of the layout, scale, appearance, access, and landscaping of the proposed dwellings would ensure that the development does not have a significant detrimental visual impact on the character of the area.

## **3. Impact Of The Proposal On The Buffer Zone Of Hadrian's Wall World Heritage Site**

- 6.9 Policy HE1 local plan states that proposed development in the buffer zone of the Wall World Heritage Site should be assessed for its impact on the site's

Outstanding Universal Value and particularly on views into and out of it. In respect of scheduled monuments, Policy HE2 highlights that development will not be permitted where it would cause substantial harm to the significance of a scheduled monument, or other non-designed site or assets of archaeological interest, or their setting.

- 6.10 The application site is located within Carlisle surrounded by residential properties, therefore, any new dwellings would be viewed against the built form of the area. The imposition of conditions would also ensure that the scale and design of the proposal would not form a discordant feature within the character of the area. Furthermore, Historic England has been consulted and do not wish to offer any comments. Accordingly, the proposal is unlikely to have a detrimental impact on the buffer zone of the World Heritage Site.

#### **4. Scale And Design Of The Proposed Dwellings**

- 6.11 Policies seek to ensure the development is appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in both Policies HO3 and SP6 of the local plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale, massing and established street patterns and by making use of appropriate materials and detailing.
- 6.12 As outlined earlier in the report, the application seeks outline planning permission with all matters reserved. Accordingly, the layout, scale, appearance, access, and landscaping are reserved for subsequent approval and do not form part of this application and would have to be considered by a subsequent application. The submitted indicative details; however, illustrate the sub-division of the application site into two plots served by a shared vehicular access from Millcroft.
- 6.13 The area is characterised by detached dwellings with relatively large rear domestic curtilages. As such, should Members approve the application, it is recommended that a condition be imposed restricting the number of dwellings to two. Due to the relationship of the application site with adjacent properties, a further condition is also recommended which would ensure the submission of existing and proposed ground levels together with the height of the proposed finished floor levels and ridge height of the proposed dwellings. Other conditions, amongst others, are also recommended which would require the submission of details in respect of materials and boundary treatments.
- 6.14 Should Members approve the application, the recommended conditions would ensure that the proposed dwellings would be of an appropriate scale and design. Any subsequent application would also have to demonstrate that the proposed dwellings would be served by adequate amenity space, access and in-curtilage parking to serve each of the dwellings.

## **5. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents**

- 6.15 Policies within the local plan seek to ensure that development proposals should be appropriate in terms of quality to that of the surrounding area. Policy HO3 recognising that development proposals have the potential to cause significant amenity problems to existing properties including loss of privacy, loss of daylight, overlooking, visual intrusion, noise disturbance, loss of car parking. Criterion of Policy SP6 seeking to ensure that the living conditions of the occupiers of adjacent residential properties are not adversely affected by proposed developments. This is echoed and reinforced in the City Council's SPD 'Achieving Well Designed Housing'. The SPD outlines that in order to protect against privacy loss a minimum of 21 metres between primary facing windows and 12 metres between any walls and primary windows should normally be achieved.
- 6.16 As outlined earlier in the report, the application seeks outline planning permission with all matters reserved, therefore, the layout, scale, appearance, access, and landscaping of the proposed dwellings are reserved for subsequent approval. Nevertheless, any subsequent application would have to satisfy the objectives of the relevant local plan policies and SPD. To further ensure that the development does not have a detrimental impact on the living conditions of neighbouring properties through unacceptable noise and disturbance during construction works a condition is recommended that would restrict construction hours.

## **6. Disposal of Foul And Surface Water Drainage**

- 6.17 There is a clear policy requirement to provide adequate provision for foul and surface water facilities to ensure that sufficient capacity exists prior to commencement of any development. As highlighted earlier in the report, the application seeks outline planning permission with all matters reserved, therefore, at this stage there is no requirement to provide comprehensive details of the method for the disposal of either surface water or foul drainage provision. Nevertheless, the application form details that surface water would be disposed of via a soakaway or main drainage but no details provided as to the method for the disposal of foul drainage.
- 6.18 In overall terms, as the application seeks only to establish the principle of development on the site, pre-commencement conditions would ensure the submission of further details in respect of foul and surface water drainage. These details would then be assessed by the relevant statutory consultees. If such details prove to be unacceptable, it may be that the residential development would stall as a result.

## **7. Impact Of The Proposal On Highway Safety**

- 6.19 The indicative drawings illustrate that the proposed dwellings would be served by a shared access from Millcroft. Objections have been received from the occupiers of neighbouring properties in respect of the potential impact on highway safety. The representations have been reproduced in full for

Members, however, in summary the issues raised are: increase in vehicle movements from the site; access via a driveway on a corner which is currently difficult for cars travelling in opposite directions to pass safely; Millcroft is narrow and poorly lit which causes issues when entering / existing driveways made worse by parked cars restricting visibility further; traffic survey undertaken while people were restricting their usual activities; Access should be taken from Whiteclosegate; there is an existing child minder business close to the proposed access. The development will increase safety risks for parents when dropping off / collecting children; loss of pedestrian access; damage to roads and pavements during construction phase; and, disturbance to residents during construction works.

- 6.20 Cumbria County Council, as Highway Authority, raise no objections to the proposal subject to the recommended imposition of a condition in respect of visibility splays to serve the proposed development. Further conditions are also recommended which would require details of: construction traffic parking and access construction details.
- 6.21 Third parties have also questioned the findings of the speed survey submitted in support of the application as they consider it would not represent true traffic movements due to the consequences of the pandemic. This issue has been raised with the Highway Authority who have confirmed that it is satisfied that the results recorded in September 2021 could be relied upon as restrictions had been eased. The views of the objectors are noted but given that the Highway Authority do not share these concerns then it would be difficult to substantiate a refusal on highway safety grounds.
- 6.22 In respect of potential damage to the surface of the highway from vehicles servicing the proposed development site then this issue would be out with the planning process. A further objection raised was the loss of a pedestrian access link which runs along the south eastern boundary of the site which links Millcroft to Longlands Road. The submitted drawings illustrate that this access link is out with the application site.

## **8. Impact Of The Proposal On The Existing Trees and Hedgerows**

- 6.23 Policy GI6 of the local plan seek to ensure that proposals for new development should provide for the protection and integration of existing trees and hedges where they contribute positively to a locality, and/or are of specific natural or historic value. Furthermore, the City Council's SPD 'Trees and Development' outline that not only should the design of developments seek to retain existing tree and hedgerow features, but sufficient space should be allocated within the schemes to ensure integration of existing features and space for new planting. Accordingly, it is important that these issues are considered at the very start of the planning process.
- 6.24 The north eastern, south eastern and south western boundaries of the application site consists of a mature hedgerows with some trees. The north western boundary of the application site is devoid of any boundary treatments. The application site itself is mainly grass with some shrubs and trees. The application was also accompanied by a Tree Survey which

identified the trees within the application site together with their category. The submitted indicative drawings illustrating the retention of the majority of the existing boundary hedges and trees with the exception of the vehicular access.

- 6.25 The application seeks to establish the principle of development only with landscaping reserved for subsequent approval. Accordingly, conditions are recommended requiring the submission of a tree / hedge protection plan together with details of a landscaping scheme to serve the proposed development site, should Members approve this application.

## **9. Impact Of The Proposal On Biodiversity**

- 6.26 The Councils GIS Layer has identified that there is the potential for several key species to be present within the vicinity. Using the guidance issued by Natural England, the development would not harm protected species or their habitat; however, informatives should be included within the decision notice drawing the applicants attention to their obligations under the Wildlife and Countryside Act etc.

## **Conclusion**

- 6.27 The application seeks only to establish the principle of housing development on the site which is acceptable under the provisions of the National Planning Policy Framework and the Carlisle District Local Plan 2015-2030. The layout, scale, appearance, access, and landscaping of the proposed dwellings are subject to appropriate planning conditions. Careful consideration at the time of any subsequent application would ensure that the dwellings would not form a discordant feature within the area and ensure that the proposal would not have a detrimental impact on the living conditions of the occupiers of neighbouring properties.
- 6.28 Cumbria County Council, as Highway Authority, subject to the imposition of a condition in respect of achieving clear visibility from the indicative access, raise no objections in respect of highway safety. The access arrangements to serve the proposed development, should Members approve the application, would also be subject of a further application as access is a reserved matter in respect of this outline application.
- 6.29 Further conditions are recommended which would ensure that the proposal would be served by adequate methods for the disposal of foul and surface water drainage.
- 6.30 In overall terms, the proposal site accords with the objectives of the National Planning Policy Framework, the Carlisle District Local Plan 2015-2030 and relevant SPDs. Accordingly, the application is recommended for approval.

## **7. Planning History**



7.1 There is no relevant planning history.

## **8. Recommendation: Grant Permission**

1. In case of any "Reserved Matter" application for approval shall be made not later than the expiration of 3 years beginning with the date of this permission, and the development shall be begun not later than whichever is the later of the following dates:
  - i) the expiration of 3 years from the date of the grant of this permission, or
  - ii) the expiration of 2 years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

**Reason:** In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended by The Planning and Compulsory Purchase Act 2004).

2. Before any work is commenced, details of the access, appearance, landscaping, layout and scale of the site (hereinafter called "reserved matters") shall be submitted to and approved by the local planning authority.

**Reason:** The application was submitted as an outline application in accordance with the provisions of Part 3 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. 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 22nd December 2021;
2. the Phase 1: Desk Top Study Report received 22nd December 2021;
3. the Speed Statistics Northbound received 22nd December 2021;
4. the Speed Statistics Southbound received 22nd December 2021;
5. the Speed Survey received 22nd December 2021;
6. the Tree Survey received 22nd December 2021;
7. the location plan received 22nd December 2021 (Drawing No. 1834 01);
8. the Notice of Decision;
9. any such variation as may subsequently be approved in writing by the local planning authority.

**Reason:** To define the permission.

4. Prior to the commencement of any 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 development shall be completed, maintained and managed in accordance with the approved details.

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

5. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to has been submitted to and approved in writing by the local planning authority. The development shall then be undertaken in accordance with the approved details.

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

6. No site clearance, preparatory work or development shall take place until a scheme for the protection of retained trees and hedges (the Tree and Hedge Protection Plan) and the appropriate working methods (the Arboricultural Method Statement) in accordance with Clause 7 of British Standard BS5837 - Trees in relation to Construction - Recommendations has been submitted to and approved in writing by the local planning authority.

Within the fenced off area;

- no equipment, machinery or structure shall be attached to or supported by a retained tree or by the tree protection barrier;
- no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area;
- no alterations or variations to the approved tree and hedge protection schemes shall be made without prior written consent of the local planning authority;
- no materials or vehicles shall be stored or parked within the fenced off area;
- no alterations to the natural/existing ground level shall occur;
- no excavations will be carried out within the fenced off area;

In the event of trenches or excavations exposing tree roots of 50mm/ 2 inches diameter or more, these should be carefully retained and protected by

suitable measures including (where otherwise unavoidable) bridging trenches. No severance of tree roots 50mm/ 2 inches or more in diameter shall be undertaken without prior notification to, and the subsequent approval in writing of the local planning authority and where such approval is given, the roots shall be cut back to a smooth surface.

The tree and hedge protection fencing must be carried out as described and approved and shall be maintained until the development is completed.

**Reason:** To ensure the retention of trees and hedges in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

7. No development shall take place until full details of soft landscape works, including the retention of the majority of the north eastern, south eastern and south western boundaries of the site, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved in the first planting season prior to the occupation of the dwellings or completion of the development whichever is the sooner. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

**Reason:** To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

8. No development shall commence until visibility splays providing clear visibility of 17 metres to the north east and 17 metres to the south east measured back by 2.4 metres down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

**Reason:** In the interests of highway safety in accordance to Policy IP2 of the Carlisle District Local Plan 2015-2030.

9. Before any development takes place, a plan shall be submitted for the prior approval of the local planning authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

**Reason:** The carrying out of this development without the provision of these facilities during the construction works is likely to lead to inconvenience and danger to road users and to support Policy SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

10. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the local highway authority in accordance with details submitted to and approved in writing by the local planning authority prior to the commencement of development. The development shall then be undertaken in accordance with the approved details.

**Reason:** In the interests of highway safety and to ensure a satisfactory form of development and to prevent an undue increase in surface water run-off in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030 and to promote sustainable development, secure proper drainage and to manage the risk of pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

11. Details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwellings and any garages shall be submitted to and approved in writing by the local planning authority before any site works commence. The development shall then be undertaken in accordance with the approved details.

**Reason:** In order that the approved development is appropriate to the topography of the site and neighbouring properties in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

12. Prior to their use on site, samples or full details of all materials to be used on the exterior have been submitted to and approved in writing by the local planning authority. The hereby permitted development shall be carried out and completed in full accordance with the approved details.

**Reason:** In the interests of visual amenity in accordance with Policies SP6 and HO3 of the Carlisle District Local Plan 2015-2030.

13. Prior to their use on site, full details of the proposed hard surface finishes to all external areas have been submitted to and approved in writing by the local planning authority. The hereby permitted development shall be carried out and completed in full accordance with the approved details.

**Reason:** In the interests of visual amenity in accordance with Policies SP6 and HO3 of the Carlisle District Local Plan 2015-2030.

14. All boundary fences, walls, screens or other means of enclosure shall only be installed or erected in strict accordance with a scheme that shall first have been submitted to and approved in writing by the local planning authority,

which shall include:

1. precise details of the item(s) including materials, location and height;
2. timescale for implementation;
3. any maintenance proposals identified as necessary within the first 5 years following provision.

**Reason:** To ensure that the appearance of the development will be in keeping with the locality and to protect visual amenity, in accordance with Policy SP6 and HO3 of the Carlisle District Local Plan 2015-2030.

15. Not more than two dwellings shall be erected on the site pursuant to this permission.

**Reason:** The local planning authority wish to control the scale of the development to reflect the character of the area and to avoid a cramped form of development in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

16. As part of the development hereby approved, adequate underground ducts shall be installed in accordance with details approved in writing beforehand by the local planning authority to enable telephone services, electricity services and television services to be connected to any premises within the application site, without recourse to the erection of distribution poles and overhead lines. The development shall then be undertaken in accordance with the approved details.

**Reason:** To maintain the visual character of the locality in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

17. Prior to the occupation of any dwelling, a 32Amp single phase electrical supply shall be installed to allow future occupiers to incorporate an individual electric car charging point for the property. The approved works for any dwelling shall be implemented on site before that unit is first brought into use and retained thereafter for the lifetime of the development.

**Reason:** To ensure the provision of electric vehicle charging points for each dwelling, in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

18. No work associated with the construction of the residential units hereby approved shall be carried out before 0730 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1300 hours on Saturdays (nor at any times on Sundays or statutory holidays).

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

19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and

risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority. Site investigations should follow the guidance in BS10175.

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

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

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1:1250 scale

Location Plan 1-1250



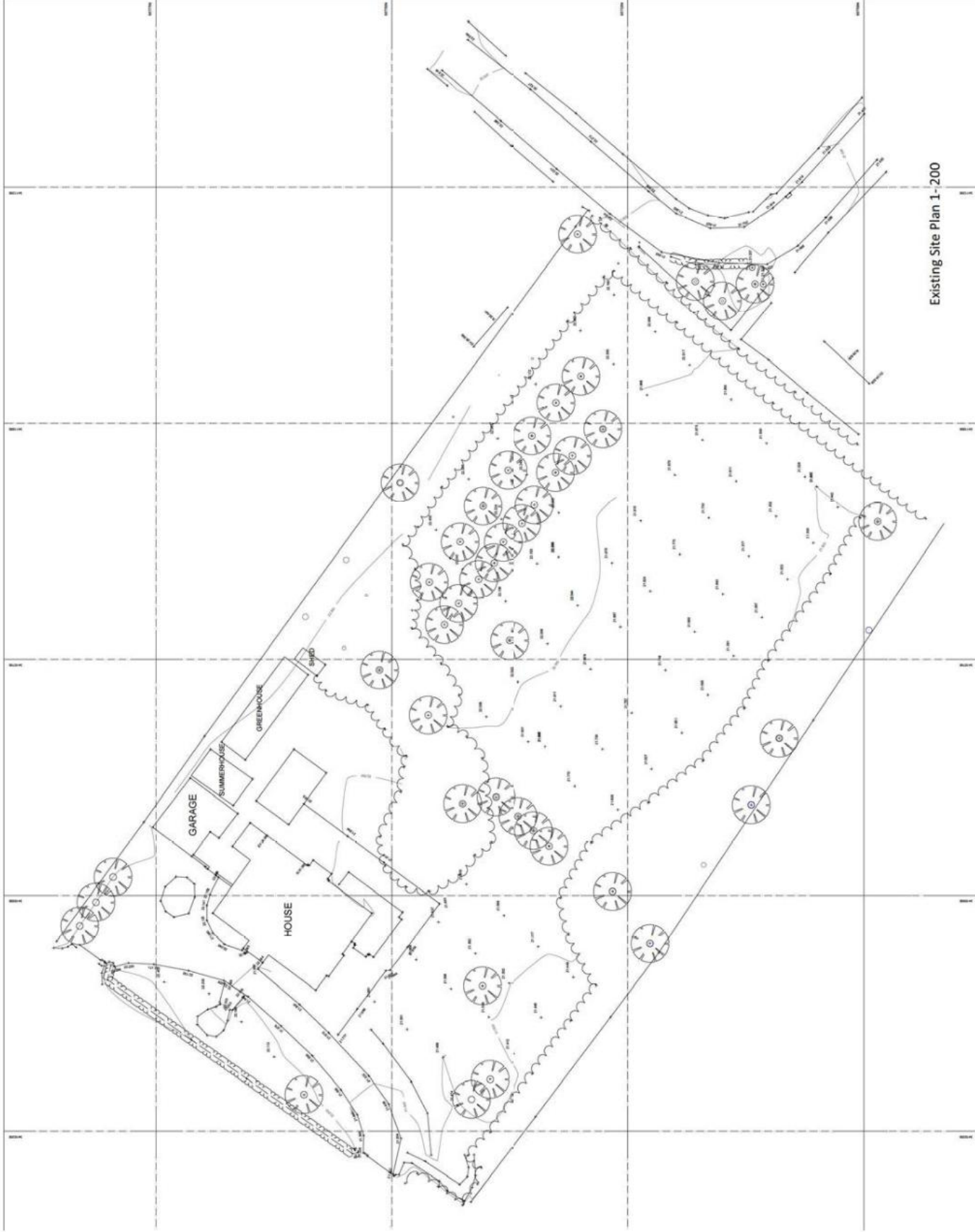
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03/01/01  
Red Deer, Cumberland, UK

1834/01  
Proposed Residential Development  
Swarbrick Associates, 40 Agency Street, Gateshead, Co. Durham  
1834/01

Scale: 1:1250 (0000) A1 Date: 15/12/2001

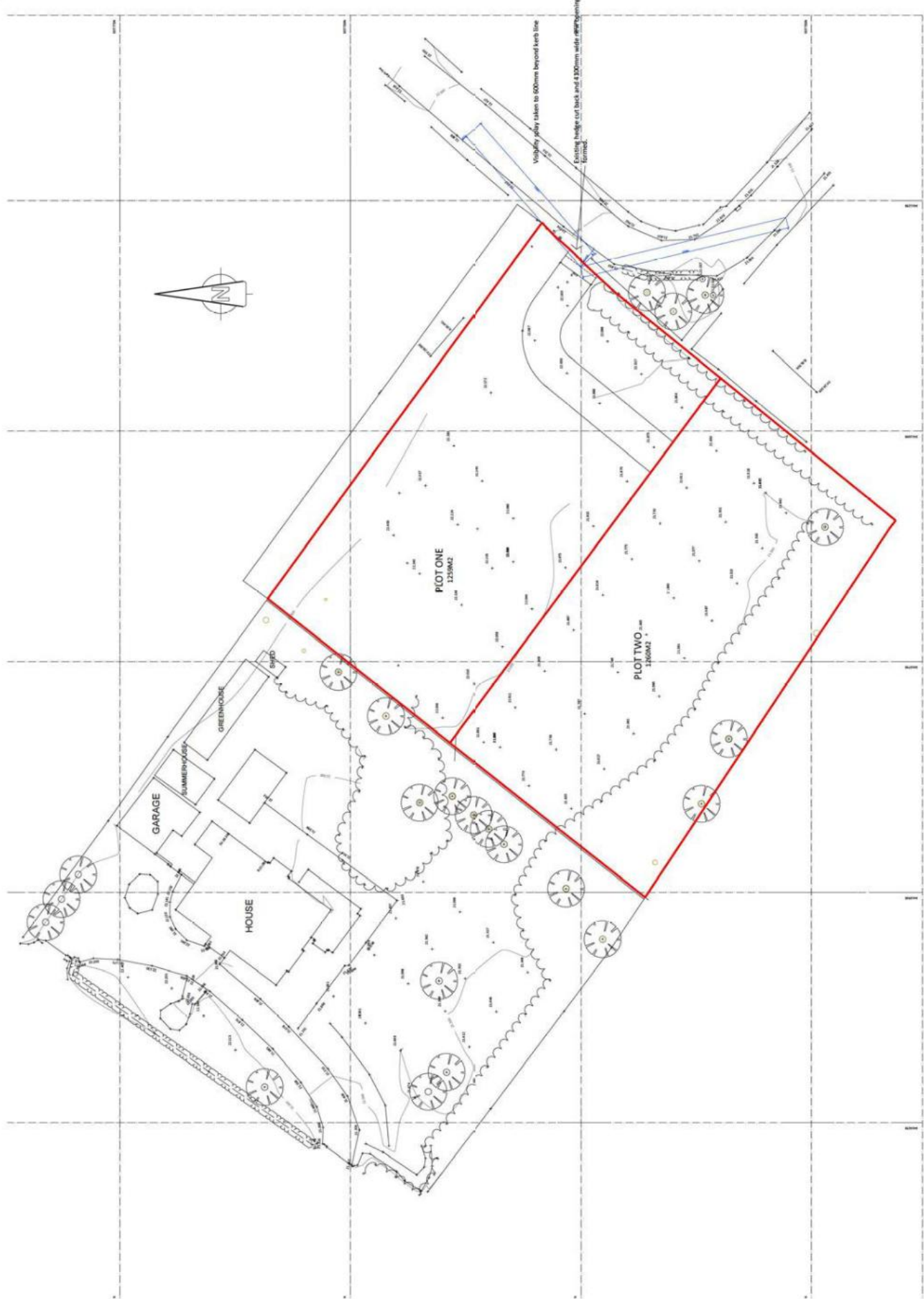


1:200 scale

100 metres

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03/01/17  
Red Deer, Cumbria, UK

1834/02  
Proposed Residential Development

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