

SOUTH LAKELAND DISTRICT COUNCIL

GRANGE OVER SANDS

Reference: **SL/2019/0803**

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS

NOTICE OF GRANT OF PLANNING PERMISSION

To: IBI Group
One Didsbury Point
2 The Avenue
Manchester
M20 2EY

Name and Address of applicant
(if different from above) Mr Sion Thomas
South Lakeland District Council
South Lakeland House
Kendal LA9 4UF

Site of Proposal: **Grange-over-Sands Lido, The Promenade, GRANGE OVER SANDS**

Development forming the
subject of the application: **Essential fabric and infrastructure restoration of the Grade II listed Lido buildings and surrounding external landscaping including new boundary treatments. Works to include reversible landscape intervention within the Lido Pool.**

In pursuance of the powers under the above Act and Orders, the South Lakeland District Council as district planning authority **HEREBY PERMIT** the development described in your application and on the plans and drawings attached thereto, received on the **1 October 2019** subject to due compliance with the conditions specified hereunder.

Condition (1) The development hereby permitted shall be commenced before the expiration of THREE YEARS from the date hereof.

Reason To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition (2) The development hereby permitted shall be carried out in accordance with the following approved plans:

50982-IBI-ZZ-XX-PL-L-700-0001 Revision 05, External Works
50982-IBI-ZP-XX-PL-A-200-0110, Demolition Pavilion Sheet 1
50982-IBI-ZS-XX-PL-A-200-0120, Demolition South Building Sheet 1
50982-IBI-ZS-XX-PL-A-200-0121, Demolition South Building Sheet 2
50982-IBI-ZN-XX-PL-A-200-0130, Demolition North Building Sheet 1
50982-IBI-ZP-XX-PL-A-200-0210 Revision 2, Proposed Pavilion Sheet 1
50982-IBI-ZP-XX-PL-A-200-0211, Proposed Pavilion Sheet 2
50982-IBI-ZP-XX-PL-A-200-0212, Proposed Pavilion Sheet 3
50982-IBI-ZS-XX-PL-A-200-0220, Proposed South Building Sheet 1
50982-IBI-ZS-XX-PL-A-200-0221, Proposed South Building Sheet 2

50982-IBI-ZS-XX-PL-A-200-0222, Proposed South Building Sheet 3
50982-IBI-ZN-XX-PL-A-200-0230, Proposed North Building Sheet 1
50982-IBI-ZN-XX-PL-A-200-0231, Proposed North Building Sheet 2
50982-IBI-ZN-XX-PL-A-200-0258 Revision 2, Proposed Diving Podium
50982-IBI-ZN-ZZ-PL-A-251-0259 Revision 1, External Masonry Repairs - Diving Podium
50982-IBI-ZN-XX-PL-A-330-0260 Revision 1, Proposed External Stairs - Diving Podium
50982-IBI-ZN-XX-PL-A-330-0262 Revision 1, Proposed Finishes - Diving Podium
50982-IBI-ZN-ZZ-SH-A-321-0263 Revision 1, Glazed door schedule - Diving Podium

Reason For the avoidance of doubt and in the interests of proper planning.

Condition (3) All new windows and doors shall be installed in accordance with a further specification that shall first have been submitted to, and approved in writing by, the local planning authority. The specification shall include drawings at an appropriate scale to show elevations and sections through sills, heads, frames and opening lights, including glazing bars and mullions – all in relationship to the existing structure,

Reason To ensure compliance with: (1) Policies CS8.6 (Historic Environment) and CS8.10 (Design) of the South Lakeland Core Strategy; and (2) Policies DM1 (General Requirements for all development), DM2 (Achieving Sustainable High Quality Design) and DM3 (Historic Environment) of the Development Management Policies Development Plan Document.

Condition (4) All new hard surfacing identified on approved drawing 50982-IBI-ZZ-XX-PL-L-700-0001 Revision 05, External Works shall be finished in accordance with a further specification that shall first have been submitted to, and approved in writing by, the local planning authority. The specification shall include details of the source for natural materials and the manufacturer's details for proprietary products.

Reason To ensure compliance with: (1) Policies CS8.6 (Historic Environment) and CS8.10 (Design) of the South Lakeland Core Strategy and (2) Policies DM1 (General Requirements for all development), DM2 (Achieving Sustainable High Quality Design) and DM3 (Historic Environment) of the Development Management Policies Development Plan Document.

Condition (5) All new railings shall be installed in accordance with a specification that shall first have been submitted to, and approved in writing by, the local planning authority.

Reason To ensure compliance with: (1) Policies CS8.6 (Historic Environment) and CS8.10 (Design) of the South Lakeland Core Strategy; and (2) Policies DM1 (General Requirements for all development), DM2 (Achieving Sustainable High Quality Design) and DM3 (Historic Environment) of the Development Management Policies Development Plan Document.

Condition (6) Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the local planning authority gives written consent to any variation.

Reason To ensure compliance with: (1) Policies CS8.6 (Historic Environment) and CS8.10 (Design) of the South Lakeland Core Strategy; and (2) Policies DM1 (General Requirements for all development), DM2 (Achieving Sustainable High Quality Design), DM3 (Historic Environment) and DM4 (Green and Blue Infrastructure and

Open Space) of the Development Management Policies Development Plan Document.

Condition (7) No change to the lighting strategy in Appendix F to the Preliminary Ecological Appraisal (January 2020) produced by Bowland Ecology, shall occur without the prior written consent of the local planning authority.

Reason To ensure compliance with: (1) Policies CS8.4 (Biodiversity and geodiversity), CS8.6 (Historic Environment) and CS8.10 (Design) of the South Lakeland Core Strategy; and (2) Policies DM1 (General Requirements for all development), DM2 (Achieving Sustainable High Quality Design), DM3 (Historic Environment) and DM4 (Green and Blue Infrastructure and Open Space) of the Development Management Policies Development Plan Document.

Condition (8) No development shall take place, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by the local planning authority. The CEMP shall provide for:-

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling / disposing of waste resulting from demolition and construction works;
- viii. measures to control noise and vibration;
- ix. surface water management;
- x. measures to control light pollution; and
- xi. biosecurity.

The approved CEMP shall be adhered to throughout the construction period.

Reason In the interests of ensuring highway safety and to safeguard the amenity and ecological interest of the existing area in accordance with: (1) Policy CS8.4 (Biodiversity and geodiversity) of the South Lakeland Core Strategy; and (2) Policies DM4 (Green and Blue Infrastructure and Open Space) and DM7 (Addressing Pollution, Contamination Impact, and Water Quality) of the Development Management Policies Development Plan Document.

Condition (9) No development shall commence until a scheme for architectural salvage has been submitted to, and approved in writing by, the local planning authority. The scheme shall make provision for: (1) where it is practicable to do so, the reclamation of any internal fixtures and fittings shown to be removed in the proposals and identified as having positive significance in the Heritage Appraisal produced by Stephen Levrant Heritage Architecture Ltd. (August 2019); and (2) the storage of such fixtures and fittings. Thereafter, none of the main buildings on the site (meaning the Entrance Building, the Male Changing Rooms and the Female Changing Rooms) shall be brought back into active use until a further scheme for the reuse of the reclaimed internal fixtures and fittings has been submitted to, and approved in writing by, the local planning authority. The expectation is that the reclaimed internal fixtures and fittings will be used in association with the reuse of the main buildings unless it is demonstrably impracticable to do so.

Reason To ensure that, where it is practicable to do so, significant internal fixtures and fittings are reclaimed and reused, thereby recording and advancing an understanding of the Lido's significance in accordance with paragraph 199 of the National Planning Policy Framework (June 2019).

Condition (10) No development shall commence until a scheme for detailed flood resistance and resilience measures has been submitted to, and approved in writing by, the local planning authority. As far as is practicable the scheme shall include measures based upon the recommendations in the Flood Risk Assessment & Surface Water Drainage Strategy (Ref: 067609-CUR-00- XX-RP-C-00001, Revision: V02, Issue Date: 09 April 2019) prepared by Curtins and submitted in support of this application.

Reason To meet the requirements of paragraph 163 of the National Planning Policy Framework (June 2019).

Condition (11) No development shall commence until a foul and surface water drainage strategy has been submitted to, and approved in writing by, the local planning authority. The surface water drainage strategy must: (1) be based upon the hierarchy of drainage options listed in policy DM6 of the South Lakeland Development Management Policies Development Plan Document; (2) accord with the Non- Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national standards; and (3) be supported by the necessary calculations.

The Lido shall not be brought back into active use until the approved foul and surface water drainage strategy has been completed and made operational.

Reason To provide adequate foul drainage and to promote the use of a sustainable surface water drainage scheme in accordance with Policy DM6 (Flood Risk Management and Sustainable Drainage Systems) of the Development Management Policies Development Plan Document.

Condition (12) The Lido shall not be brought back into active use until a management and maintenance plan for the approved foul and surface water drainage schemes for the lifetime of the development has been submitted to, and approved in writing by, the local planning authority. As a minimum the plan shall include:

- a. Arrangements for adoption by an appropriate public body, statutory undertaker, or private management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the surface water drainage scheme to secure its effective operation for the lifetime of the development.

The development shall subsequently be completed, maintained and managed in accordance with the approved management and maintenance plan.

Reason To promote the use of a sustainable surface water drainage scheme in accordance with Policy DM6 (Flood Risk Management and Sustainable Drainage Systems) of the South Lakeland Development Management Policies Development Plan Document.

Condition (13) No development shall commence until a scheme demonstrating an environmental net gain in biodiversity associated with the proposed development, including management proposals for the lifetime of the development, has been submitted to, and approved in writing by the local planning authority. The scheme must be prepared in the context of the relevant advice in the Government's Planning Practice Guidance and any other relevant best practice, using the submitted Preliminary Ecological Appraisal prepared by Bowland Ecology (report ref. BOW17_1014), January 2020 as a baseline. Thereafter, the scheme shall be implemented and maintained in accordance with the approved details.

Reason To meet the requirements of: (1) Policy DM4 (Green and Blue Infrastructure, Open Space, Trees and Landscaping) of the of the Development Management Policies Development Plan Document; (2) paragraph 170 of the National Planning Policy Framework.; and (3) section 40 of the Natural Environment and Rural Communities Act 2006.

In the exercise of its judgement in determining the appropriate balance of considerations, the Local Planning Authority has acted positively and proactively in determining this application proposal, taking into account all material considerations. Material considerations include planning policies and any representations that may have been received preceding the determination to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework. The Local Planning Authority is satisfied that its processes and practices are compatible with the Human Rights Act and the decisions of the European Court of Human Rights.

Please note that the Community Infrastructure Levy (CIL) was adopted by South Lakeland District Council on 1 June 2015. You should check with the CIL section whether or not the works you propose are liable for payment of CIL.

Please contact the CIL officer during office hours on 01539 793439.



Lowther Street
Kendal

Director of Customer and Commercial Services

27 February 2020