

Application Number: 15/0842 – Land bounded by Stirling Road, Mather Street, Collingwood Avenue and Rear of Addison Crescent, Blackpool (Queens Park and Layton Recreation Ground) - Erection of two and three storey development comprising 81 dwelling houses and 18 self-contained permanent flats, with associated public open space, play areas, car parking, with accesses from Stirling Road, Laycock Gate and Phase 1, boundary treatment and landscaping works (Phase 2 of Queens Park Redevelopment) following the demolition of existing buildings (including Churchill Court, Walter Robinson Court and Elizabeth Court high-rise flats and Boys and Girls Club).

Decision: Agree in principle and delegate approval to the Head of Development Management

Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority on 14 December 2015, including the following plans and reports: Drawing no.

12-062-P2-01 Existing Site Location Plan;

12-062-P2-360 Existing Site Sections A-A, B-B, C-C & D-D;

12-062-P2-361 Existing Site Sections E1-E1, E2-E2, F1-F1, F2-F2;

13B212/001 Topographical Survey (5 sheets);

LPL35Ph2-101A Proposed Drainage Layout;

LPL35Ph2 -102A Proposed Finished Floor Levels;

LPL35/PH3 100 Rev B Phase 2 Foul & Surface Water Drainage Strategy;

12-062-P2-50 Rev C House Type 4A;

12-062-P2-20 Rev A House Type 1F;

12-062-P2-20 Rev A House Type 1F;

12-062-P2-21 Rev A House Type 1G;

12-062-P2-22 Rev B House Type 1H;

12-062-P2-23 Rev B House Type 1J;

12-062-P2-30 Rev C House Type 2A;

12-062-P2-31 Rev C House Type 2B;

12-062-P2-32 Rev D House Type 2C;

12-062-P2-33 Rev B House Type 2D;

12-062-P2-34 Rev B House Type 2E;

12-062-P2-30 Rev C House Type 2A;

12-062-P2-40 Rev D House Type 3A;

12-062-P2-41 Rev C House Type 3B;

12-062-P2-42 Rev C House Type 3C;

12-062-P2-43 Rev A House Type 3D;

D3945. 101 Phase 2 – Landscape Masterplan;
D3945. 102 Phase 2 – Surfacing Plan;
0389-SP01 Swept Path Analysis;
12-062-P2-301 Rev L Proposed Site Plan;
12-062-P2-311 Rev A Proposed Demolition Plan;
12-062-P2-312 Rev A Proposed Boundary treatments;
12-062-P2-314 Rev A Proposed Glazed Brick Plot Allocation; 1
2-062-P2-365 Rev A Proposed Site Sections & Streetscenes A-A, J-J;
12-062-P2-366 Rev B Proposed Site Sections & Streetscenes K-K, P-P;
Queens Park Phase 2 Traffic Management Plan - Lovell;
Queens Park Redevelopment Design Statement December 2015;
Queens Park Redevelopment Access Statement December 2015;
Phase 2 Arboricultural Impact Assessment TEP.3945.03.002 December 2015;
Phase 2 & 3 Bat Assessment TEP December 2015;
Phase 2 & 3 Ecological Assessment TEP December 2015;
Desk Study Report No 12LPL019/DS May 2013;
Flood Risk Assessment April 2013 & Addendum November 2015;
Ground Investigation Report No 13/LPL019/GI August 2013;
Project Management Plan HSE 047 October 2015 Lovell;
Remediation Statement (Contamination) Report No 13/LPL019/RS2 December 2015; and,
Transport Statement – Croft December 2015.

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. No works shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include and specify the provision to be made for the following;
 - vehicle access to, from and between both sites
 - dust mitigation measures as a result of the works
 - control of noise emanating from the sites as a result of the works
 - hours of construction work for the works
 - the locations of contractors' compounds, site buildings and other storage arrangements
 - enclosure of the development sites
 - provision for all site operatives, visitors and waste loading, off loading, transfer, parking and turning within/between the sites during the construction period
 - arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways, including a hard standing area of 15 m for wheel washing facilities, and
 - the routeing agreement of works traffic

The works shall then be carried out in accordance with the approved Management Plan.

Reason: In the interests of the amenities of surrounding residents, to ensure there is no unacceptable risk of pollution to water resources or to human health, to safeguard the character and appearance of the area and in the interests of highway safety in accordance with Policy CS9 of the Blackpool Local Plan: Part 1 - Core Strategy and Policies LQ1, AS1, BH3 and BH4 of the saved Blackpool Local Plan 2001-2016.

4. Prior to first occupation of any dwelling hereby approved, a scheme to secure improvements to on-site play / open space provision within the red edge of the approved plan, and a timescale for implementation, shall be submitted to and agreed in writing by the Local Planning Authority. That scheme shall thereafter be implemented in accordance with the approved timescale, in accordance with Policies BH5 and BH10 of the Blackpool Local Plan 2001 - 2016.

Reason: To compensate for the loss of part of the Public Open Space within the site as a result of the development and provide sufficient improvements to open space provision to serve the dwellings, having regard to Policies BH5 and BH10 of the Blackpool Local Plan 2001 - 2016, coupled with the requirements of paragraph 73 of the National Planning Policy Framework 2012.

Note: The development is of a scale to warrant open space improvement / play space provision to the value of not less than the £85,000 required by POS commutation and up to a maximum of £600,000 to compensate for the loss of Public Open Space and in accordance with Policy CS11 of the Blackpool Local Plan: Part 1 - Core Strategy and Policies BH5 and BH10 of the Blackpool Local Plan 2001 - 2016.

5. Before development is commenced, a Site Waste Management Plan (including recycling) shall be submitted to and approved by the Local Planning Authority. The works shall then proceed in accordance with the approved plan unless otherwise agreed in writing with the Local Planning Authority.

Reason; To assist in securing safe waste minimisation, re-cycling and energy conservation in accordance with Policy CS10 of the Blackpool Local Plan: Part 1 - Core Strategy.

6. If any demolition works take place during the nesting bird season (March - August inclusive) a nesting bird check shall be carried out within the 24 hour period prior to demolition of the building(s) by a licensed ecologist. If nesting birds are found then the building will have to remain in place until the young have fledged and left the nest.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging

activities and reduce or remove the impact of development, in accordance with Policy LQ6 of the Blackpool Local Plan 2001 - 2016 and The Wildlife & Countryside Act 1981 (as amended).

7. (a) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any operations involving the use of motorised vehicles or construction machinery) until a Construction Exclusion Zone and tree protection works for the retained trees, as detailed in the Arboricultural Impact Assessment Report (TEP.3945.03.002) submitted with the application, are in place. Any construction activities within the root protection areas of those trees (in particular T2 and T8) shall be carried out in accordance with an Arboricultural Method Statement, which shall first be submitted to and agreed in writing with the Local Planning Authority.

(b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved scheme are in place.

(c) The fencing or other works which are part of the approved protection scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior written agreement of the Local Planning Authority has first been sought and obtained.

Reason: To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, having regards to Policy CS6 of the Blackpool Local Plan: Part 1 - Core Strategy and Policy LQ6 of the Blackpool Local Plan 2001-2016.

8. No construction of the dwellings hereby approved shall commence until details of the provision to be made for bat roosting opportunities as recommended in the Additional Bat Survey Reports by TEP (July 2013) and replacement nesting bird habitat (including vegetation, nest boxes and details of siting of these) have been submitted and approved by the Local Planning Authority. The approved works shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing by the Local Planning Authority and maintained thereafter.

Reason: To ensure that bat and bird species are protected and their habitat enhanced in, accordance with the Wildlife & Countryside Act 1981, as amended, the Conservation [Natural Habitats &c] Regulations 1994, Policy CS6 of the Blackpool Local Plan: Part 1 - Core Strategy and Policy LQ6 of the Blackpool Local Plan 2001 - 2016.

9. Prior to commencement of any demolition of buildings 1 - 7 (as identified in the Phase 2 & 3 Bat Assessment TEP December 2015), any features which are suitable for roosting bats (e.g. the roof tiles and eaves) must be removed under the supervision of a licensed bat ecologist. If the roofs and eaves are not removed before April 2016, a single dawn survey for bats must be carried out. Prior to demolition of building 12 a bat survey must be carried out internally and the recommendations in the survey carried out. If the presence of roosting bats is detected or suspected at any stage before or during the proposed development, then works shall not proceed until it has been established whether or not a Natural England licence is required.

Reason: To ensure that there are no adverse effects on the favourable conservation status of bats, in accordance with Policy CS6 of the Blackpool Local Plan: Part 1 - Core Strategy, Policy LQ6 of the Blackpool Local Plan 2001 - 2016 and The Wildlife & Countryside Act 1981 (as amended).

10. The landscaping works shall be carried out in accordance with the approved details, within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason. To ensure the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall with regards to Policy CS6 of the Blackpool Local Plan: Part 1 - Core Strategy and Policy LQ6 of the Blackpool Local Plan 2001-2016.

11. Due to the elevated concentrations of Lead, BaP, Benzo(a)anthracene, Benzo(b)fluoranthene, Dibenzo(ah)anthracene Indeno(123-cd)pyrene and Napthalene; no construction of the dwellings hereby approved shall be commenced until a scheme for decontamination of the site has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented and completed prior to the commencement of the development. Any changes to the approved scheme shall be agreed in writing with the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policy CS9 of the Blackpool Local Plan: Part 1 - Core Strategy and Policy BH4 of the Blackpool Local Plan 2001-2016.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the subject of this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and to prevent the further establishment of Houses in Multiple Occupation which would further increase the stock of poor quality accommodation in the town and further undermine the aim of creating balanced and healthy communities, in accordance with Policy CS13 of the Blackpool Local Plan: Part 1 - Core Strategy and Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016.

13. The drainage for the development hereby approved, shall be carried out in accordance with principles set out the submitted Flood Risk Assessment which was prepared by Betts Associates in April 2013 Ref No.:LPL35_FRA and the Foul & Surface Water Drainage Strategy which was prepared by Lovells Ref:LPL35/PH2 100 rev B. Any variation to the discharge of foul and surface water shall be agreed in writing by the Local Planning Authority prior to the commencement of the development. 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 Policy CS9 of the Blackpool Local Plan: Part 1 - Core Strategy and BH4 of the Blackpool Local Plan 2001 - 2016.

Application Number: 15/0859 – Land bounded by Coronation Street, Adelaide Street and Tower Street - Erection of a four storey mixed use (retail, food and leisure) development on existing surface level car park. (Outline application)

Decision: Grant permission

Conditions and Reasons:

1. i. Approval of the following details (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority:

Layout
Scale
Appearance
Access
Landscaping

ii. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun not later than

the expiration of two 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 i and ii: This is an outline planning permission and these conditions are required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended).

2. On the south east corner of the application site the approved development shall have a minimum height of 18 metres and/or be four storeys in height.

Reason: In the interests of visual amenity and to ensure that the building is of an appropriate scale compared to the scale and height of the adjacent Winter Gardens and Hounds Hill Shopping Centre, in accordance with Paragraphs 23, 56, 57, 129 and 131 of the National Planning Policy Framework, Policies CS4, CS7, CS8 and CS17 of the Blackpool Local Plan: Part 1 - Core Strategy and Saved Policies SR1, LQ1, LQ4, LQ9 and LQ10 of the Blackpool Local Plan 2001-2016.

3. Foul and surface water shall be drained on separate systems. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles 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 restricted to existing runoff rates 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 promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with paragraphs 103 and 109 of the National Planning Policy Framework, Policy CS9 of the Blackpool Local Plan: Part 1 - Core Strategy and Policies BH4 and NE10 of the Blackpool Local Plan 2001-2016.

4. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the construction period
- control of noise emanating from the site during the construction period
- hours and days of construction work for the development
- contractors' compounds and other storage arrangements
- provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
- arrangements during the construction period to minimise the deposit of

- mud and other similar debris on the adjacent highways
- the routeing of construction traffic.

The construction of the development shall then proceed in accordance with the approved Construction Management Plan.

Reason: In the interests of the amenities of surrounding residents and hotels and to safeguard the character and appearance of the Town Centre Conservation Area and the Winter Gardens in accordance with Policies CS7 and CS8 of the Blackpool Local Plan: Part 1 - Core Strategy and LQ1, LQ9, LQ10 and BH3 of the Blackpool Local Plan 2001-2016.

5. No development approved by this permission shall be commenced until details of the finished floor levels of the proposed buildings and any alterations to existing land levels have been submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with the approved levels unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of surrounding residents and hotels and to safeguard the character and appearance of the Town Centre Conservation Area and the Winter Gardens in accordance with Policies CS7 and CS8 of the Blackpool Local Plan: Part 1 - Core Strategy and LQ1, LQ9, LQ10 and BH3 of the Blackpool Local Plan 2001-2016.

6. The ground floor of the premises shall be used for A1 retail (non-food) and A3 restaurant/cafe purposes only as defined in the Town and Country Planning Use Classes Order 1987 (as amended) and for no other purpose.

Reason: In the interests maintaining and enhancing the retail function and character of the Town Centre in accordance with paragraphs 19, 23 and 150 of the National Planning Policy Framework, Policies CS4 and CS17 of the Blackpool Local Plan: Part 1 - Core Strategy and Policies SR1 and SR5 of the Blackpool Local Plan 2001-2016.

7. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority on 18th December 2015 including the following plans:

Location Plan stamped as received by the Council on 18th December 2015.

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

Application Number: 15/0868 – Blackpool Zoo, East Park Drive, Blackpool - Erection of 12.6 metre high building to form new elephant house with enclosure, hay store, landscaping, viewing platform and associated ramped access.

Decision: Grant permission

Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall proceed in accordance with the recommendations and mitigation measures outlined in the submitted Ecological Impact Statement.

Reason: To protect, sustain and enhance endangered species and their habitats in accordance with Policies NE5 and NE6 of the Blackpool Local Plan 2001-2016.

3. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles 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 restricted to existing runoff rates 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 promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with paragraphs 103 and 109 of the National Planning Policy Framework, Policy CS9 of the Blackpool Local Plan: Part 1 - Core Strategy and Policies BH4 and NE10 of the Blackpool Local Plan 2001-2016.

4. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority on 21st December 2015 including the following plans:

Location Plan stamped as received by the Council on 21st December 2015
Drawings numbered 1989/P/04, 1989/P/05, 1989/P/06, 1989/P/07, 1989/P/08

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.