

COMMITTEE DATE: [27/09/2016](#)

Application Reference: 16/0196

WARD: Stanley
DATE REGISTERED: 16/05/16
LOCAL PLAN ALLOCATION: Countryside Area

APPLICATION TYPE: Reserved Matters
APPLICANT: Denmack Holdings

PROPOSAL: Erection of 22 dwellings comprising 20 no. two storey detached dwellinghouses and a pair of two-storey semi-detached dwellinghouses with associated vehicular access from Midgeland Road. (Reserved Matters Application)

LOCATION: LAND AT BAGULEYS GARDEN CENTRE, MIDGELAND ROAD, BLACKPOOL, FY4 5HE

Summary of Recommendation: Grant Permission

CASE OFFICER

Miss C Johnson

SUMMARY OF RECOMMENDATION

The principle of residential development for 36 houses was agreed under outline planning permission ref 12/0894 and there has been no material shift in policy or other circumstances which would suggest that residential development on this site was no longer acceptable.

The recommendation is to approve the application subject to conditions.

INTRODUCTION AND BACKGROUND

This is the fourth application submitted for residential development on this site.

The first application submitted in 2008 (ref 08/1181) was refused by Committee on the 23 February 2009 on the following grounds:

- the impact of the proposal on the character and function of the Countryside Area;
- the potential for the proposal to compromise a comprehensive and co-ordinated approach to the future development of the area;
- the potential for the proposal to prevent the appropriate planning of supporting infrastructure, services and facilities;
- the impact of the development on highway safety.

The second application submitted in 2010 (ref 10/0220) was refused by Committee on the following eight grounds:

- insufficient information submitted;
- the impact of the proposal on the character and function of the Countryside Area;
- the potential for the proposal to compromise a comprehensive and co-ordinated approach to the future development of the area;
- the potential for the proposal to prevent the appropriate planning of supporting infrastructure, services and facilities;
- the applicant's failure to demonstrate that the development would not increase flooding;
- the applicant's failure to demonstrate that an appropriate level of affordable housing would be provided;
- the applicant's failure to demonstrate that an appropriate level of public open space would be provided;
- the detrimental impact that the development would have on residential amenity as a result of over-looking and over-shadowing.

A third outline application with all matters reserved was submitted in 2012 (ref 12/0894) and the application was deferred for approval by the Head of Development Management under delegated powers, subject to the submission of breeding bird and bat surveys. The outline application for the erection of 36 dwellings was approved in accordance with the Committee's wishes on 13 November 2013 and subject to a number of conditions.

The current application was submitted in April 2016 and made valid in May 2016.

SITE DESCRIPTION

The application site is a plot of land of approximately 1.1ha which is bounded by Midgeland Road to the west and Stockydale Road to the east. Properties fronting Stockydale Road and Midgeland Road abut the site to the south and south west respectively, with a dwelling fronting Stockydale Road to the north east and former agricultural land to the north at Runnell Farm, which is currently being developed for housing (Magnolia Point). The site has a frontage of some 38 metres to Midgeland Road with a longer frontage of approximately 94 metres to Stockydale Road.

The site currently has vehicle access off Midgeland Road and there is also a secondary access strip between 17 and 19 Stockydale Road, although the access strip is not included within the red edge and therefore not part of this application. The former garden centre site has recently been cleared of buildings and a number of trees have been cut down. The site is now a mixture of redundant hard surfaces and grazing land within the defined Marton Moss Countryside Area.

DETAILS OF PROPOSAL

The application is for the approval of access, appearance, landscaping, layout and scale for 22 dwellings. The 22 dwellings would all be two-storey and would comprise two semi-

detached properties and 20 detached properties, each with either a detached, attached or integral garage.

There would be a central open space which would be landscaped and provide storm water storage, with an area of approximately 440 square metres. The access to the development would be solely from Midgeland Road and none of the three properties which would face Midgeland Road would have direct vehicular access on to Midgeland Road.

Other than the two, semi-detached properties fronting Midgeland Road which would each have two off-street parking spaces, all of the other properties would have a minimum of three off-street parking spaces. There would be an attenuation system for surface water to be stored on site with a controlled rate of run off to prevent surcharging of the local sewer system.

The application is accompanied by:

- Design and Access Statement
- Bat Survey
- Materials Specification

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- the principle of residential development;
- the quality of design and layout;
- residential amenity;
- the highway implications of the scheme;
- environmental impacts and drainage

These issues will be discussed in the assessment section of this report.

CONSULTATIONS

Head of Transportation:

The layout of the estate requires review and modification.

1. Carriageway width is scaling to be around 5500mm, which is acceptable, however footway widths are inconsistent and in areas less than the minimum 1800mm, which is unacceptable. This must be addressed and if the problem can be overcome, the following to be considered further as the site could then be subject to a S38 agreement.

- limits of adoptions
- construction (possibly due to poor ground conditions)
- materials
- lighting
- drainage (with United Utilities and Blackpool Council)
- waste Collection

If the site is not subject to a S38 agreement, a management company needs to be set-up to deal with all matters relating to maintenance of what is normally included as part of the highway infrastructure - the road in effect would remain private.

2. Due to the proposed layout and geometry of the road layout, there is the potential that speeding issues could arise in the future, speed reduction measures should be introduced.
3. A number of car parking spaces are sub-standard at 4500mm, resulting in vehicles overhanging the highway impeding pedestrian movements – spaces affected are for plots 4, 6, 16.
4. Turning manoeuvres to be provided detailing how a fire tender and refuse truck (3mx11m) can access the site.
5. Further details required on measures proposed for cyclists and how the proposal sites will connect to existing cycle networks.
6. Where garages are to be provided, these must be retained for its intended use.
7. A construction Management plan to be conditioned, as the build is split into phases.
8. A separate condition to be included for wheel washing measures during construction, ensuring 15m of sterile hardstanding area (tarmac) is provided for wheel washing purposes.
9. A joint dilapidation survey to be carried out with the Council prior to commencement of the works, connected with item 7 above.
10. The refuse collection and strategy to be discussed with the Head of Waste Services, Layton Depot, Depot Road, Blackpool, FY3 7HW, 01253 477477.
11. The development will require formal postal addresses, applicant to contact the Head of Traffic and Highways, Blackpool Council, Bickerstaff House, Talbot Road, Blackpool, FY1 3AH, 01253 477477.
12. A scheme for off-site highways to be undertaken via a S278 Agreement. This to include:
 - improvement to the vehicle access point including the widening of Midgeland Road to ensure adequate visibility;
 - improvements to connectivity to include upgraded pedestrian routes/crossing facilities to and from the site and provision for cyclists;
 - upgrade of the nearest bus stop to Blackpool Council standards;
13. Clearly the main mode of transport will be the car. Uptake of the sustainable modes that are available, information should be made available in an information pack provided with each house on occupation.

Head of Environmental Services:

A construction management plan must be submitted giving details of hours of work and how it is intended to deal with Environmental issues such as noise, dust, odour and waste.

Contaminated Land Officer:

A Phase 1 Desk Study is required due to the historical land use of the site. If this shows there to be a significant likelihood of contamination being present, a Phase 2 Intrusive Investigation will be carried out and submitted to the Local Authority for approval before works commence.

United Utilities:

United Utilities will have no objection to the proposed development provided that the following conditions are attached to any approval:

Foul and surface water shall be drained on separate systems.

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

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 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 in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the National Planning Policy Framework and National Planning Practice Guidance.

Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Residents Management Company; and
- b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

Electricity North West Ltd

The development is shown to be adjacent to or affect Electricity North West operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted the applicant should verify such details by contacting Electricity North West. The applicant should also be advised that, should there be a requirement to divert the apparatus because of the proposed works, the cost of such a diversion would usually be borne by the applicant.

PUBLICITY AND REPRESENTATIONS

Site notice displayed: 24th May 2016

Neighbours notified: 16th May 2016

As a result of the public consultation, eight letters of objection have been submitted from the following addresses:

3 Stamford Avenue, 14 Dunes Avenue, 41 Arnott Road, 136, 142, 145, 149 and 166 Midgeland Road. The objections have been summarised below:

- There has been a dramatic increase, in the number of vehicles using the area and a traffic survey to ascertain the increase being put on an already congested area, should be undertaken.
- The Midgeland Road/Progress Way junction is only wide enough for a single vehicle resulting in those turning right holding up those wanting to go straight or turn left resulting in irresponsible drivers mounting the pavement in order to get through the lights and this is dangerous. More vehicles will exacerbate this problem.
- Visibility is poor when leaving streets in the immediate area due to cars parked on street and bends in the road and increases in traffic will result in more accidents.
- The entrance to the site is planned to be nearer the corner on Midgeland Road than the existing entrance which will make it more difficult and dangerous to access the new site. Traffic on Midgeland Road is a major issue now and this has been made worse by the development at Magnolia Point and will become even more of an issue when the Moss House Road/ Progress Way development get under way.
- Do these properties have adequate car parking spaces for the number of residents and visitors?
- The pavement on the east side of Midgeland road is missing for about 500 yards making pedestrians cross the road at a busy road spot, which will be made even busier if this proposal goes ahead. There is a lot of pedestrian traffic on Midgeland Road already, from locals and a nearby children's day care centre, who would all be put at greater risk. I would like to invite the Planning Committee to come to Midgeland Road at peak traffic times and observe for themselves the potential traffic problems this proposal would cause. The proposal for 22 houses comprising two/three3 stories to be built behind a

row of nine bungalows on Midgeland Road and 8 on Stockydale Road would be out of character for the area.

- Erecting 22 properties that are not in keeping with the area so close to Magnolia Point which will house approximately 83 properties and the imminent development of Moss House Road which is proposed to house 300 plus properties it appears to strongly point to overdevelopment in the Marton Moss area.
- This area already suffers from flooding and this proposed development will only compound the existing problem. Has a Strategic Flood and Risk Assessment been conducted regarding this new proposal? Are there any further details regarding the long term maintenance and management of flooding that is known to be prevalent in the area?
- The application makes reference to a central open space to provide landscaping and storm water storage "opportunities". This does not mean storm water storage will take place.
- The statement that the development would prevent the general trend of dereliction that is prevalent in many nearby locations on Marton Moss. Where is this dereliction? This area of Marton Moss is being over developed with over 80 properties being built at Magnolia Point and a planned 300+ properties to be built on the development off Moss House Road as well as the developments just down the road at White hills and Cropper Road. The local infrastructure will be over whelmed and unable to cope with such an increase.
- This is yet another housing development with no bungalows or consideration for the older generation or disabled people.
- The Baguleys site is higher than neighbouring bungalows and the land frequently floods. If this development is passed, the land will be overshadowed by very large buildings, reducing the sunlight to dry out the gardens. How do the developers intend to stop our land from flooding?
- The proposed properties tower over the bungalows on Midgeland Road and Stockydale Road. The proposed properties will be overlooking the current properties which removes all privacy.
- These development schemes are diminishing the open aspect of this once rural area that is vital for the health and wellbeing of the Stanley Ward.
- Size of properties are too large, people are looking to down size.
- Increased noise pollution in what was a quiet rural area.

NATIONAL PLANNING POLICY FRAMEWORK

General planning principles in paragraphs 2, 7, 8 and 14;

Design issues in paragraphs 9, 17, 56 and 73;

Housing issues in paragraphs 47, 49 and 55;

Highways issues in paragraphs 34 and 35;

Flooding and environmental issues in paragraphs 94, 99, 103, 109 and 111.

BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY

The policies in the Core Strategy that are most relevant to this application are -

Policy CS1: Strategic Location of Development

Policy CS2: Housing Provision
Policy CS6: Green Infrastructure
Policy CS7: Quality of Design
Policy CS9: Water Management
Policy CS11: Planning Obligations
Policy CS13: Housing Mix, Density and Standards
Policy CS14: Affordable Housing
Policy CS26: Marton Moss
Policy CS27: South Blackpool Transport and Connectivity

None of these policies conflict with or outweigh the provisions of the saved Local Plan Policies listed below.

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

The following policies are most relevant to this application:

Policy LQ1: Lifting the Quality of Design
Policy LQ2: Site Context
Policy LQ3: Layout of Streets and Spaces
Policy LQ4: Building Design
Policy LQ5: Public Realm Design
Policy LQ6: Landscape Design and Biodiversity
Policy HN4: Windfall Sites
Policy BH3: Residential and Visitor Amenity
Policy BH4: Public Health and Safety
Policy BH10: Open Space in New Housing Developments
Policy NE6: Protected Species
Policy NE7: Sites and Features of Landscape, Nature Conservation and Environmental Value
Policy NE9: Coast and Foreshore
Policy AS1: General Development Requirements
Policy AS2: New Developments with Significant Transport Implications

SUPPLEMENTARY PLANNING GUIDANCE

SPG 11: Open space - provision for new residential development and the funding system

ASSESSMENT

The Principle of Residential Development

The principle of residential development on this site was established under the outline planning permission (ref 12/0894) which allowed for up to 36 dwellings. This application seeks to reduce that number by 14, to 22 dwellings.

Policy CS14 of the Core Strategy requires that housing schemes of more than 15 dwellings should provide 30% of affordable homes which for this scheme would equate to 7 of the 22

dwellings. A condition requiring a scheme for the provision of affordable housing was included by condition on the outline planning permission.

The Quality of Design and Layout

The proposal would provide two semi-detached properties and 20 detached properties with a density of approximately 20.5 dwellings per hectare. This is rather low but Core Strategy Policy CS13 isn't prescriptive and a lower density development would be more in keeping with the character with the Countryside Area.

The 22 houses would be made up of 3 x 3 bed houses (13.6%), 11 x 4 bed houses (50%) and 8 x 5 bed houses (36.4%) and this housing mix accords with Core Strategy Policy CS13 which requires that at least 20% of the homes should have three bedrooms or larger.

The proposal has been designed to have properties fronting Midgeland Road, on the same building line as properties to the south. The rear elevations of the proposed houses closest to Stockydale Road to the east of the site would have the appearance of front elevations to provide an acceptable streetscene appearance. The hedgerow along this section of Stockydale Road is to be retained which will further soften the appearance of the development from Stockydale Road.

The small estate has been planned around a central open space, which would give the feel of a village green. The properties would be a mixture of red/multi brickwork and either white or champagne render and grey or red roof tiles, all of which are common features in the surrounding area.

The landscaping details provided include black tarmac road and pavements with grass verges and grassed gardens. This is insufficient detail and so a condition requiring a landscaping scheme, including details of hedge retention is considered necessary to improve the appearance of the entrance to the estate and to assist in retaining a rural feel to the edges of the development.

Residential Amenity

Land levels on Stockydale Road rise to the east by approximately 1.5 metres between 1 and 23 Stockydale Road and then lower by approximately 0.5 metres along Stockydale Road as it turns north, along the rear of the site. This part of Midgeland Road slopes down to the north between Stockydale Road and the northern edge of the application site, by approximately 0.5m. Land levels of the application site are generally flat and levels appear to be roughly the same as adjacent dwellings on Stockydale Road and slightly elevated behind properties fronting Midgeland Road.

The closest back to back distance would be 20 metres between the house on plot 18 and 11 Stockydale Road which is tight (standard back to back distances are around 21 metres). However, the house shown on plot 18 is at an angle of approximately 15° which lessens the impact on 11 Stockydale Avenue. Separation distances for the other proposed houses are at

least 21 metres back to back and so would not have an unacceptable impact on existing properties in terms of overlooking or loss of privacy.

Local Plan Policy BH10 seeks to secure on site provision of open space to meet the needs of residents of a development. The development includes approximately 440 square metres of open space and therefore, the level of additional Public Open Space provision required would be 2824 square metres which equates to a commuted sum of £40,467.92 for new or improved off site facilities. A condition on the outline planning permission would secure payment of the sum.

The Highway Implications of the Scheme

Each property would have two or three off-street parking spaces which is considered sufficient for the development.

The outline application was approved for 36 houses. This reserved matters application is for 22 houses so any impact on the traffic and highway safety would be less than the previously approved numbers. The access would be taken from Midgeland Road, to the north of the existing access.

In any case, a condition on the outline permission requires off site highway works including the widening of Midgeland Road to improve visibility and the vehicle access point, upgraded pedestrian and cyclists routes and the upgrade of the nearest bus stop. As the number of houses has reduced from the number approved at outline stage, it is not considered that any more off site highway works are needed above and beyond the original requirements.

A condition which confirms that there are to be no access points from Stockydale Road should ensure that Stockydale Road won't see an increase in traffic as a result of the development.

Environmental Impacts and Drainage

A condition requiring a desk top study to produce an assessment of the risk of the potential for on site contamination was included on the outline planning permission.

The surface water drainage details provided with the outline application indicated that surface water run-off would be directed to an existing watercourse along Jubilee Lane at a discharge rate of 5 litres per second, with no surface water entering the combined sewer. However, details provided with the current application suggest that surface water will be held in a tank under the open space and discharged into the combined sewer on Midgeland Road at a rate of 5 litres per second and this is a similar arrangement that was agreed at the Runnell Farm/Magnolia Point development to the north. However, United Utilities have suggested that no surface water should be discharged into a combined sewer. In any case, a full surface water drainage strategy is required by condition on the outline planning permission.

Other Issues

The Council has no policy requirement for bungalows to be included in residential housing schemes. However, should such a policy exist, housing specifically for older generations should be located in a more sustainable location, close to shops and facilities rather than in a low accessible location such as the application site where there is more reliance on a car for day to day needs.

CONCLUSION

The principle of developing this site for housing was established through the grant of outline planning permission in 2013 (ref 12/0894). The provision of detached and semi-detached houses on the site would represent a qualitative addition to the housing stock of the town.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

POS: 136 people requiring 24 square metres of POS each = 3,264 square metres of POS required, less the 440 square metres provided on site = 2,824 square metres of POS required. POS is £14.33 per square metre, therefore £14.33 x 2,824 = £40,467.92 contribution required.

HUMAN RIGHTS ACT

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. It is not considered that the application raises any human rights issues.

CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998.

BACKGROUND PAPERS

Planning Application File(s) 16/0196 which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.do?action=simple>

Recommended 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. No development shall take place until details of materials to be used on the external elevations have been submitted to and agreed in writing by the Local Planning Authority. The development shall proceed in accordance with the agreed details unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the appearance of the locality, in accordance with Policy CS7 of the Blackpool Local Plan, Part 1 - Core Strategy and policies LQ1, LQ2 and LQ4 of the Blackpool Local Plan 2001-2016.

3. a) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.

b) 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.)

c) 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 policies CS6 and CS7 of the Blackpool Local Plan, Part 1 - Core Strategy and Policy LQ6 of the Blackpool Local Plan 2001-2016.

4. The hedgerow on the east of the site along Stockydale Road shall be retained. Any of the hedgerow retained in accordance with this condition which are

removed, uprooted, destroyed, die or become severely damaged or diseased should be replaced with a similar species unless the Local Planning Authority gives its written consent to any variation.

Reason. To ensure the site is satisfactorily landscaped and retains its rural character, in the interests of visual amenity, the character of the Marton Moss Countryside Area and biodiversity in accordance with policies CS6, CS7 and CS26 of the Blackpool Local Plan, Part 1 - Core Strategy and Policy LQ6 of the Blackpool Local Plan 2001-2016.

5. No vehicular access points shall be made onto Stockydale Road.

In the interests of highway safety in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) the garages shall not be used for any purpose which would preclude their use for the parking of a motor car.

Reason: In the opinion of the Local Planning Authority the retention of parking spaces within the site is of importance in safeguarding the appearance of the locality and highway safety, in accordance with Policy CS7 of the Blackpool Local Plan, Part 1 - Core Strategy and Policies AS1 and LQ1 of the Blackpool Local Plan 2001-2016.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 policies BH3 and HN5 of the Blackpool Local Plan 2001-2016.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse which fronts or is side onto a road.

Reason: The development as a whole is proposed on an open plan layout and a variety of individual walls/fences would seriously detract from the overall appearance of the development and would be contrary to Policy CS7 of the

Blackpool Local Plan, Part 1, Core Strategy and policies LQ1 and LQ2 of the Blackpool Local Plan 2001-2016.

9. The development shall be carried out, except where modified by the conditions attached to this permission and the outline permission 12/0894, in accordance with the planning application received by the Local Planning Authority on the 7th April 2016 including the following plans:

Location Plan stamped as received by the Council on 06/04/2016.

Drawings numbered 1211/06/03B, 1211/06/09A, 1211/06/17, 1211/06/15, 1211/06/16, 1211/06/10, 1211/06/11, 1211/06/12, 1211/06/14, 1211/06/13.

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

Advice Notes to Developer

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval need to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.
2. Policy BH10 of the Blackpool Local Plan states that new residential developments will need to provide sufficient open space to meet the needs of its residents in accordance with the Council's approved standards. The policy goes on to say that where it is not possible to provide the full requirement of public open space on site, developers may pay a commuted sum to cover the provision or improvement of public open space off site. Details of the Council's standards and calculated commuted sum rates are set out in Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development". In accordance with this document, and given that the full provision of public open space can not be provided on site, the commuted sum required in respect of this development would be £40,467.92.
3. Please be aware of the conditions on the outline planning application which refer to a Construction Management Plan, off-site highway works, affordable housing, public open space, surface and foul drainage, contaminated land and bat and bird boxes as these conditions will need to be discharged in accordance with the requirements of each condition.