

Application Number 16/0643 – 170 Preston New Road, Blackpool, FY4 4HX– Erection of six dwellinghouses and two bungalows with associated access (following demolition of 15 and 17 Carson Road) within the rear garden of 170 Preston New Road.

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:
 - Scale
 - Appearance
 - 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. 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 including the following plans:

Location Plan stamped as received by the Council on 19/09/2016;
dwg no JBA231-PL-003 Rev A (Proposed Site Plan);
dwg no JBA231-PL-0004 (Proposed Indicative House Plans and Carson Road elevations);
dwg no JBA231-PL-006 (Proposed Site Plan with Refuse Vehicle Tracking).

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 and Site Waste Management Plan (including recycling) have been submitted to and approved in writing by the Local Planning Authority. The Plans shall include and specify the provision to be made for the following;
 - a joint dilapidation survey in relation to the adjoining highway
 - vehicle access to and from the site
 - prevention of disturbance to bats

- measures to protect the Tree Preservation Order trees from damage
- 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
- provision for all site operatives, visitors and waste loading, off loading, transfer, 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, including a hard standing area of 15m for wheel washing facilities, and
- the routeing agreement of works traffic.

The works shall then proceed in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.

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, to assist in securing safe waste minimisation, recycling and energy conservation and in the interests of highway safety in accordance with Policies CS7 and CS10 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1, AS1, BH3 and BH4 of the saved Blackpool Local Plan 2001-2016.

4. Provision shall be made for bat roosting opportunities in the dwellings hereby approved and submitted with the Appearance Reserved Matter for approval 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 species are protected and their habitat enhanced in, accordance with the Wildlife and Countryside Act 1981, as amended, the Conservation [Natural Habitats &c] Regulations 1994, Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001 - 2016.

5. Prior to commencement of any demolition of the existing workshop on the site, 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 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 and a scheme for the relocation of the bats and the method of felling/demolition has been submitted to and approved in writing by the Local Planning Authority. The relocation of the bats and the felling/demolition shall only take place in accordance with the approved scheme.

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 2012-2027, Policy LQ6 of the Blackpool Local Plan 2001 - 2016 and The Wildlife and Countryside Act 1981 (as amended).

6. Foul and surface water shall be drained on separate systems.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016 and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. 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 in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016 and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. The development authorised by this permission shall not begin until the Local Planning Authority has approved a scheme to secure the provision of or improvements to off site open space together with a mechanism for delivery, in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development" (SPG11).

Reason: To ensure sufficient provision of or to provide sufficient improvements to open space to serve the dwellings in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

NOTE – The development is of a scale to warrant a contribution of £8,256 towards the provision of, or improvement to, off site open space and management of the open space provision, in accordance with Policy BH10 of the Blackpool Local Plan 2001-2016 and SPG 11. The Applicant(s) should contact the Council to arrange payment of the contribution.

9. The first dwelling shall not be occupied until road works and traffic management measures have been provided within the public highway in the vicinity of the

development (advice note 3 specifies the type of works to be provided).

Reason: To ensure the provision of safe access into the site, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. 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 and Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) the driveways shown on the approved plan shall not be used for any purpose which would preclude the parking of motor cars.

Reason: In the opinion of the Local Planning Authority the retention of parking space within the site is of importance in safeguarding the appearance of the locality and highway safety, in accordance with Policies AS1 and LQ1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no enlargement of the rear roofs of the two bungalows the subject of this permission shall be carried out without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 16/0809 – Winter Gardens, Church Street, Blackpool, FY1 1HW –
Erection of a three storey extension with part basement to existing Winter Gardens complex to form conference and exhibition centre (Class D1) fronting Leopold Grove, erection of link extension to Empress Ballroom with associated demolition works, escape staircase, public realm, landscaping, servicing area/ access arrangements and rooftop plant.

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 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 including the following plans:

Location Plan stamped as received by the Council on 28th November 2016

Drawings numbered;

BP003-BA-Z0-00-PL-A-1203-Proposed Level 00 Plan-S2-P1.3
BP003-BA-Z0-01-PL-A-1204-Proposed Level 01 Plan-S2-P1.3
BP003-BA-Z0-02-PL-A-1205-Proposed Level 02 Plan-S2-P1.3
BP003-BA-Z0-04-PL-A-1207-Proposed Level 04 Plan-S2-P1.3
BP003-BA-Z0-10-PL-A-1213-Proposed Level 10 Plan-S2-P1.3
BP003-BA-Z0-B1-PL-A-1202-Proposed Level B1 Plan-S2-P1.3
BP003-BA-Z0-ZZ-SE-A-3203-Proposed Sections E-E and F-F-S2-P1.4
BP003-BA-Z0-ZZ-SE-A-3205-Proposed Sections 8 and L-L-S2-P1.4

BP003-BA-Z1-01-DR-A-4001-Front Abutment-S2-P1.2
BP003-BA-Z1-01-DR-A-4002-Wall Section Detail-S2-P1.2
BP003-BA-Z1-01-DR-A-4003-Detail Section Terrace-S2-P1.2
BP003-BA-Z1-01-DR-A-4004-PR Doors to Terrace-S2-P1.2
BP003-BA-Z1-01-DR-A-5001-Mezzanine GF Ramp-S2-P1.2
BP003-BA-Z1-01-DR-A-5002-PR Secondary Glazing-S2-P1.2
BP003-BA-Z1-01-DR-A-5005-PR Doors to Balroom-S2-P1.2
BP003-BA-Z1-01-DR-A-5010- Internal Balustrade-S2-P1.2
BP003-BA-Z1-ZZ-DR-A-4005-Proposed Cladding Detail-S2-P1.2
BP003-BA-Z2-04-DR-A-5004-Supply Diffuser Detail-S2-P1.2

BP003-BA-Z0-00-PL-A-1303-Proposed FF Level 00-S2-P1.2
BP003-BA-Z0-01-PL-A-1304-Proposed FF Level 01-S2-P1.2
BP003-BA-Z0-02-PL-A-1305-Proposed FF Level 02-S2-P1.2
BP003-BA-Z0-04-PL-A-1307-Proposed FF Level 04-S2-P1.2

BP003-BA-Z0-10-PL-A-1313-Proposed FF Level 10-S2-P1.2
BP003-BA-Z0-B1-PL-A-1302-Proposed FF Level B1-S2-P1.2

BP003-BA-OO-XX-SC-A-7008-Schedule of Proposed Works-S2-P1.2

BP003-BA-Z0-00-PL-A-1103-Demolition Existing Level 00 Plan-S2-P1.3
BP003-BA-Z0-01-PL-A-1104-Demolition Existing Level 01 Plan-S2-P1.3
BP003-BA-Z0-02-PL-A-1105-Demolition Existing Level 02 Plan-S2-P1.3
BP003-BA-Z0-03-PL-A-1106-Demolition Existing Level 03 Plan-S2-P1.3
BP003-BA-Z0-04-PL-A-1107-Demolition Existing Level 04 Plan-S2-P1.3
BP003-BA-Z0-05-PL-A-1108-Demolition Existing Level 05 Plan-S2-P1.3
BP003-BA-Z0-06-PL-A-1109-Demolition Existing Level 06 Plan-S2-P1.3
BP003-BA-Z0-07-PL-A-1110-Demolition Existing Level 07 Plan-S2-P1.3
BP003-BA-Z0-08-PL-A-1111-Demolition Existing Level 08 Plan-S2-P1.3
BP003-BA-Z0-09-PL-A-1112-Demolition Existing Level 09 Plan-S2-P1.3
BP003-BA-Z0-10-PL-A-1113-Demolition Existing Level 10 Plan-S2-P1.3
BP003-BA-Z0-B1-PL-A-1102-Demolition Existing Level B1 Plan-S2-P1.3
BP003-BA-Z0-B2-PL-A-1101-Demolition Existing Level B2 Plan-S2-P1.3
BP003-BA-Z0-EL-A-2101-Demolition Elevations 1 and 2-S2-P1.2
BP003-BA-Z0-EL-A-2102-Demolition Elevations 3 and 4-S2-P1.2
BP003-BA-Z0-EL-A-2103-Demolition Elevations 5,6 and 7-S2-P1.2
BP003-BA-Z0-EL-A-2104-Demolition Elevations 8 and 9-S2-P1.2
BP003-BA-Z0-ZZ-SE-A-3101-Demolition Sections A-A and B-B-S2-P1.2
BP003-BA-Z0-ZZ-SE-A-3102-Demolition Sections C-C and D-D-S2-P1.2
BP003-BA-Z0-ZZ-SE-A-3103-Demolition Sections E-E and F-F-S2-P1.2
BP003-BA-Z0-ZZ-SE-A-3104-Demolition Sections G-G and H-H-S2-P1.2

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

3. The building/use hereby approved shall not be occupied/first commenced until the servicing arrangements, including manoeuvring areas and delivery times, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority; the servicing shall thereafter carried out in accordance with the approved details and such areas shall not be used thereafter for any purpose other than that indicated on the approved plan and all servicing within the site including loading and unloading shall take place from within the servicing area shown.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ4 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. Prior to the development hereby approved being first brought into use the secure cycle storage and refuse storage provision shall be provided in accordance with details to be submitted and approved in writing with the Local Planning Authority and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode and to ensure safe and adequate refuse storage provision, in accordance with Policies AS1, LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policies CS5 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Notwithstanding the submitted plans details of external materials to be used, including brick, tiles, mortar, glazing and window/ door frames, metalwork and rain water pipes, on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of works above ground level.

Reason: In the interests of the appearance of the locality, in accordance with Policies LQ1, LQ2, LQ4, LQ9, and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS18 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. The development shall not be occupied until a travel plan has been submitted to and approved in writing by the Local Planning Authority. Such travel plan shall include the appointment of a travel co-ordinator and a format that consists of surveying, travel audits, a working group, action plans with timescales and target setting for the implementation of each element.

No part of the development shall be occupied prior to the implementation of the Approved Travel Plan (or implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation). Those parts of the Approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In order to ensure appropriate provision exists for safe and convenient access by public transport, cycle, and on foot as well as by car, in accordance with Policy AS1 of the Blackpool Local Plan 2001 - 2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. Notwithstanding the submitted plans details of the surfacing materials to be used shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development.

Reason: In the interests of the appearance of the locality, in accordance with Policies LQ1, LQ3, LQ9 and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS18 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. Notwithstanding the submitted plans, details of the appearance, technical specification and siting of any external ventilation ducting and plant shall be submitted to and agreed in writing by the Local Planning Authority before development commences. The agreed ducting and shall then be provided prior to first use and shall thereafter be retained.

Reason: To safeguard the living conditions of the occupants of nearby premises, in accordance with Policies BH3, BH4 and LQ1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. 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 to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. Prior to the commencement of any development details of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the first occupation of the building and maintained and managed in accordance with the approved details thereafter.

Reason: To secure proper drainage and to reduce the risk of flooding and pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.

11. Prior to the commencement of any development, details of the foul drainage scheme to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. The building shall not be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details.

Reason: To secure proper drainage and to reduce the risk of flooding and pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.

12. Details of an external lighting scheme to the building to be incorporated into the development shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of works above ground level and such scheme shall be implemented prior to the first occupation of the development hereby approved and retained thereafter.

Reason: In the interests of the appearance of the development in accordance with Policies LQ1, LQ4 and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS18 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

13. Prior to the development hereby approved being first occupied a scheme of off site highway works shall be carried out in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and free flow of traffic in accordance with Policies AS1 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS18 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

14. Detailed treatment of the exposed Empress Ballroom elevation to Leopold Grove and the link of the approved building into the Empress Ballroom shall be carried out in accordance with details to be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development.

Reason: In the interests of the appearance of the Empress Ballroom, Winter Gardens and wider locality, in accordance with Policies LQ1, LQ2, LQ4, LQ9, and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS18 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

15. 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 five 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 LQ6 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS18 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 16/0815 – Winter Gardens, Church Street, Blackpool, FY1 1HW –
Erection of a three storey extension with part basement to existing Winter Gardens complex to form conference and exhibition centre (Class D1) fronting Leopold Grove, erection of link extension to Empress Ballroom with associated demolition works, escape staircase, public realm, landscaping, servicing area/ access arrangements and rooftop plant.

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 18 of the Planning (Listed Buildings and Conservation Areas) 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 including the following plans:

Location Plan stamped as received by the Council on 28th November 2016

Drawings numbered;

BP003-BA-Z0-00-PL-A-1203-Proposed Level 00 Plan-S2-P1.3

BP003-BA-Z0-01-PL-A-1204-Proposed Level 01 Plan-S2-P1.3

BP003-BA-Z0-02-PL-A-1205-Proposed Level 02 Plan-S2-P1.3

BP003-BA-Z0-04-PL-A-1207-Proposed Level 04 Plan-S2-P1.3

BP003-BA-Z0-10-PL-A-1213-Proposed Level 10 Plan-S2-P1.3

BP003-BA-Z0-B1-PL-A-1202-Proposed Level B1 Plan-S2-P1.3

BP003-BA-Z0-ZZ-SE-A-3203-Proposed Sections E-E and F-F-S2-P1.4

BP003-BA-Z0-ZZ-SE-A-3205-Proposed Sections 8 and L-L-S2-P1.4

BP003-BA-Z1-01-DR-A-4001-Front Abutment-S2-P1.2

BP003-BA-Z1-01-DR-A-4002-Wall Section Detail-S2-P1.2

BP003-BA-Z1-01-DR-A-4003-Detail Section Terrace-S2-P1.2

BP003-BA-Z1-01-DR-A-4004-PR Doors to Terrace-S2-P1.2

BP003-BA-Z1-01-DR-A-5001-Mezzanine GF Ramp-S2-P1.2

BP003-BA-Z1-01-DR-A-5002-PR Secondary Glazing-S2-P1.2

BP003-BA-Z1-01-DR-A-5005-PR Doors to Balroom-S2-P1.2

BP003-BA-Z1-01-DR-A-5010- Internal Balustrade-S2-P1.2
BP003-BA-Z1-ZZ-DR-A-4005-Proposed Cladding Detail-S2-P1.2
BP003-BA-Z2-04-DR-A-5004-Supply Diffuser Detail-S2-P1.2

BP003-BA-Z0-00-PL-A-1303-Proposed FF Level 00-S2-P1.2
BP003-BA-Z0-01-PL-A-1304-Proposed FF Level 01-S2-P1.2
BP003-BA-Z0-02-PL-A-1305-Proposed FF Level 02-S2-P1.2
BP003-BA-Z0-04-PL-A-1307-Proposed FF Level 04-S2-P1.2
BP003-BA-Z0-10-PL-A-1313-Proposed FF Level 10-S2-P1.2
BP003-BA-Z0-B1-PL-A-1302-Proposed FF Level B1-S2-P1.2

BP003-BA-OO-XX-SC-A-7008-Schedule of Proposed Works-S2-P1.2

BP003-BA-Z0-00-PL-A-1103-Demolition Existing Level 00 Plan-S2-P1.3
BP003-BA-Z0-01-PL-A-1104-Demolition Existing Level 01 Plan-S2-P1.3
BP003-BA-Z0-02-PL-A-1105-Demolition Existing Level 02 Plan-S2-P1.3
BP003-BA-Z0-03-PL-A-1106-Demolition Existing Level 03 Plan-S2-P1.3
BP003-BA-Z0-04-PL-A-1107-Demolition Existing Level 04 Plan-S2-P1.3
BP003-BA-Z0-05-PL-A-1108-Demolition Existing Level 05 Plan-S2-P1.3
BP003-BA-Z0-06-PL-A-1109-Demolition Existing Level 06 Plan-S2-P1.3
BP003-BA-Z0-07-PL-A-1110-Demolition Existing Level 07 Plan-S2-P1.3
BP003-BA-Z0-08-PL-A-1111-Demolition Existing Level 08 Plan-S2-P1.3
BP003-BA-Z0-09-PL-A-1112-Demolition Existing Level 09 Plan-S2-P1.3
BP003-BA-Z0-10-PL-A-1113-Demolition Existing Level 10 Plan-S2-P1.3
BP003-BA-Z0-B1-PL-A-1102-Demolition Existing Level B1 Plan-S2-P1.3
BP003-BA-Z0-B2-PL-A-1101-Demolition Existing Level B2 Plan-S2-P1.3
BP003-BA-Z0-EL-A-2101-Demolition Elevations 1 and 2-S2-P1.2
BP003-BA-Z0-EL-A-2102-Demolition Elevations 3 and 4-S2-P1.2
BP003-BA-Z0-EL-A-2103-Demolition Elevations 5,6 and 7-S2-P1.2
BP003-BA-Z0-EL-A-2104-Demolition Elevations 8 and 9-S2-P1.2
BP003-BA-Z0-ZZ-SE-A-3101-Demolition Sections A-A and B-B-S2-P1.2
BP003-BA-Z0-ZZ-SE-A-3102-Demolition Sections C-C and D-D-S2-P1.2
BP003-BA-Z0-ZZ-SE-A-3103-Demolition Sections E-E and F-F-S2-P1.2
BP003-BA-Z0-ZZ-SE-A-3104-Demolition Sections G-G and H-H-S2-P1.2

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

3. The building/use hereby approved shall not be occupied/first commenced until the servicing arrangements, including manoeuvring areas and delivery times, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority; the servicing shall thereafter carried out in accordance with the approved details and such areas shall not be used thereafter for any purpose other than that indicated on the approved plan and all servicing within the site including loading and unloading shall take place from within the servicing area shown.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ4 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. Prior to the development hereby approved being first brought into use the secure cycle storage and refuse storage provision shall be provided in accordance with details to be submitted and approved in writing with the Local Planning Authority and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode and to ensure safe and adequate refuse storage provision, in accordance with Policies AS1, LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policies CS5 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Notwithstanding the submitted plans details of external materials to be used, including brick, tiles, mortar, glazing and window/ door frames, metalwork and rain water pipes, on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of works above ground level.

Reason: In the interests of the appearance of the locality, in accordance with Policies LQ1, LQ2, LQ4, LQ9, and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS18 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. The development shall not be occupied until a travel plan has been submitted to and approved in writing by the Local Planning Authority. Such travel plan shall include the appointment of a travel co-ordinator and a format that consists of surveying, travel audits, a working group, action plans with timescales and target setting for the implementation of each element.

No part of the development shall be occupied prior to the implementation of the Approved Travel Plan (or implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation). Those parts of the Approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In order to ensure appropriate provision exists for safe and convenient access by public transport, cycle, and on foot as well as by car, in accordance with Policy AS1 of the Blackpool Local Plan 2001 - 2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. Notwithstanding the submitted plans details of the surfacing materials to be used shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the works above ground level.

Reason: In the interests of the appearance of the locality, in accordance with Policies LQ1, LQ3, LQ9 and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS18 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. Notwithstanding the submitted plans details of the appearance, technical specification and siting of any external ventilation ducting and plant shall be submitted to and agreed in writing by the Local Planning Authority before development commences. The agreed ducting and shall then be provided prior to first use and shall thereafter be retained.

Reason: To safeguard the living conditions of the occupants of nearby premises, in accordance with Policies BH3, BH4 and LQ1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. 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 to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. Prior to the commencement of any development details of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the first occupation of the building and maintained and managed in accordance with the approved details thereafter.

Reason: To secure proper drainage and to reduce the risk of flooding and pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.

11. Prior to the commencement of any development, details of the foul drainage scheme to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. The building shall not be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details.

Reason: To secure proper drainage and to reduce the risk of flooding and pollution and to improve bathing water quality standards on the Fylde Coast in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.

12. Details of an external lighting scheme to the building to be incorporated into the development shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of works above ground level and such scheme shall be implemented prior to the first occupation of the development hereby approved and retained thereafter.

Reason: In the interests of the appearance of the development in accordance with Policies LQ1, LQ4 and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS18 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

13. Prior to the development hereby approved being first occupied a scheme of off site highway works shall be carried out in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and free flow of traffic in accordance with Policies AS1 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS18 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

14. Detailed treatment of the exposed Empress Ballroom elevation to Leopold Grove and the link of the approved building into the Empress Ballroom shall be carried out in accordance with details to be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development works above ground level.

Reason: In the interests of the appearance of the Empress Ballroom, Winter Gardens and wider locality, in accordance with Policies LQ1, LQ2, LQ4, LQ9, and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS18 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

15. a) No development shall take place above ground level 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 Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS8 and CS18 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027