

Application Number 17/0457 – Site of Former Arnold School, Lytham Road, Blackpool, FY4 1JG

Redevelopment of existing school site including erection of three storey building north of Arnold Avenue to form secondary school block, erection of single storey front extension to existing primary school building, south of Arnold Avenue, and external alterations including replacement windows, doors and cladding, refurbishment of existing sports hall and design centre including replacement windows and doors and installation of new external escape staircases to side elevations of design centre, formation of three MUGAs and associated landscaping, cycle stores and car parking, including formation of new 36 space car park accessed from Arnold Avenue, following demolition of existing secondary school buildings.

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 3rd July 2017

Drawings numbered;

988-LMA-V1-00-DR-A-2020
988-LMA-V1-01-DR-A-2021
988-LMA-V1-02-DR-A-2022
988-LMA-V1-XX-DR-A-2120
988-LMA-V1-XX-DR-A-2121
988-LMA-V1-XX-DR-A-2200
988-LMA-V2-00-DR-A-2020
988-LMA-V2-01-DR-A-2021
988-LMA-V2-02-DR-A-2022
988-LMA-V2-03-DR-A-2023
988-LMA-V2-XX-DR-A-2111
988-LMA-V3-00-DR-A-2020
988-LMA-V3-01-DR-A-2021
988-LMA-V3-02-DR-A-2022
988-LMA-V3-XX-DR-A-2120
988-LMA-V3-XX-DR-A-2121
988-LMA-V4-ZZ-DR-A-2020
988-LMA-V4-02-DR-A-2021

988-LMA-V4-XX-DR-A-2120

988-LMA-V4-XX-DR-A-2121

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

3. Details of all materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced above ground level on the new school building.

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

4.
 - a) No development on the new school building 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 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 Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5.
 - (a) No development or other operations shall commence on the new car park until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority.
 - (b) No operations shall commence on site in connection with the new car park 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 the protection works required by the approved scheme are in place.

(c) 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.

(d) 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 LQ6 of the Blackpool Local Plan 2001-2016 and Policies CS6 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. No development shall take place until a Construction and Demolition 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:

- 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 routing of construction traffic

The construction of the development shall then proceed in accordance with the approved Construction and Demolition 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.

7. No development shall be commenced until a desk study has been undertaken and agreed in writing with the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in

accordance with a written methodology, which shall first have been agreed in writing with the Local Planning Authority. If remediation methods are then considered necessary, a scheme for decontamination of the site shall be 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 BH4 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

9. Prior to the development hereby approved being first brought into use the secure cycle storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, 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.

10. 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 plans shall include an on street parking survey, 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.

11. Prior to any demolition works commencing on the locally listed building the

implementation of a programme of building recording and analysis shall be commenced. This must be carried out in accordance with a timetable and written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: The site is within an area where there may be important features of archaeological interests and so appropriate investigation and safeguarding is necessary in accordance with Planning Policy Statement 5: Planning for the Historic Environment.

12. The school shall not be opened until the following highway works have been carried out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority:-
- provision of a second pedestrian crossing on Lytham Road and the re-location of the existing pedestrian crossing on Lytham Road
 - the re-instatement of redundant dropped crossings outside the existing school site
 - the provision of drop off and collection parking spaces in association with the approved nursery

Such approved works shall be retained thereafter.

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

13. No development shall commence on the playing fields/ MUGAs or the all-weather pitch until details of the design and layout of the playing fields have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The playing fields shall not be constructed other than in accordance with the approved details and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development makes satisfactory provision to meet the future sporting and recreational needs of the school and the wider community in accordance with Policies BH5 and BH7 of the Blackpool Local Plan 2001-2016 and Policies CS12 and CS15 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

14. Use of the school shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall include details of pricing policy, hours of use, access by non-[educational establishment] users [/non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in accordance with the approved agreement unless otherwise agreed in writing with the Local Planning Authority.

Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport in accordance with Policies BH5 and BH7 of the Blackpool Local Plan 2001-2016 and Policies CS12 and CS15 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

15. No development above ground on the new school building shall take place until a scheme for the provision of bat and bird boxes within the development has been submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall then be provided in accordance with the approved scheme before the school site is first occupied unless otherwise agreed in writing by the Local Planning Authority and shall thereafter be retained as such.

Reason: In the interests of biodiversity in accordance with Policy NE7 of the Blackpool Local Plan 2001-2016.

16. Prior to the school first being occupied a repair and refurbishment method statement for the exterior of the locally listed building to be retained within the application site shall be submitted to and agreed in writing with the Local Planning Authority and such approved works to be carried out in accordance with an agreed timetable.

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

17. The use of the Multi Use Games Areas shall be restricted as follows:-

Mondays-Fridays 0800 – 17.00 with no use on Saturdays, Sundays or Bank Holidays.

The use of the all-weather pitch shall be restricted as follows:-

Mondays-Fridays 0800 – 1800 Saturdays 0930 –1500 with no use on Sundays or Bank Holidays

The above facilities are for school use only and not to be used by other parties.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policies BH3 and LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

18. The building/use hereby approved shall not be occupied/first commenced until the servicing provisions, including manoeuvring areas, have been provided in accordance with the approved details; 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.

19. 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.

20. 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

21. The existing cobbled stone boundary wall to Lytham Road shall not be removed or otherwise altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of appearance of the locality due to the significant heritage value in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 17/0505 – 40 Chorley Road, Blackpool, FY3 7XQ

Erection of two storey building to form freezer cold storage and office space, with associated equipment compound, 14 space car park, new vehicular access from Chorley Road, and 2 metre high boundary fence.

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 24th July 2017; drawings numbered 16-28 PL03 Rev A, 16-28 PL04, 16-28 PL05 Rev D, 16-28 PL06 Rev A, 16-28 PL10 Rev A.

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 hereby approved shall not be occupied until the servicing provisions, including manoeuvring areas, have been provided in accordance with the approved details; 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 loading/unloading bays 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 servicing, car parking and secure under cover cycle provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. No development shall be commenced until the following highway works have been carried out:

- installation of the new vehicular ingress
- alterations to the existing vehicular ingress/egress

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

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. Prior to the installation of any external flood lighting on the site, a scheme detailing the location and specification of any luminaires and their cowlings shall be submitted to and approved by the Local Planning Authority. The scheme must accord with the guidelines set out in the Institute of Lighting Engineers publication 'Guidance Notes for the Reduction of Obtrusive Light'. The scheme shall be implemented as approved and thereafter retained.

Reason: To safeguard the living conditions of the occupants of neighbouring residential premises, in accordance with Policies BH3 and LQ14 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 routing 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.