

Application Number 17/0503 - 26-30 Abingdon Street, Blackpool, FY1 1AA

Internal and external alterations including erection of a "plaza" to first floor level within existing service yard area, installation of replacement windows to Edward Street, re-modelling of former post office counter and use/ conversion of buildings to provide leisure uses, retail uses, offices, restaurants and cafes within Use Classes A1, A2, A3, D2 with associated administrative offices, car parking, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works.

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:

16049-P100B
16049-P101
16049-P102
16049-P103
16049-P104
16049-P105
16049-P110B
16049-P111
16049-P112
16049-P113
16049-P114
16049-P120
16049-P121
16049-P130
16049-P131
16049-S100
16049-S101

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

3. 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.

4. 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.

5. 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 any Class A3 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 residential premises and wider amenity, 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.

6. The building/uses 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.

7. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and such spaces shall be marked out and allocated in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority. The car parking provision 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.

8. Prior to the development hereby approved being first brought into use secure cycle storage and changing facilities shall be provided in accordance with details to be submitted and agreed 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, 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.

9. 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.

10. Prior to the commencement of development a programme of building recording and analysis shall be undertaken. 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: To ensure and safeguard the recording and inspection of matters of archaeological and historical importance associated with the building 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.

11. Notwithstanding the submitted plans detailed treatment of the former counter hall and associated rooms on the Abingdon Street frontage, including the removal of non original partitions, re-exposure of wood panelling and mosaic floor and creation of new openings on the rear of the former counter hall 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 retaining and re-exposing original features of the listed building, in accordance with Policies LQ1, LQ2, LQ4, LQ9, and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

12. All new windows and doors on the development hereby approved shall be recessed 50mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.

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

13. Notwithstanding the submitted plans and accompanying documents details of all materials to be used on the external elevations, including replacement windows, doors, roller shutter and roof top cladding, shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.

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

14. Notwithstanding the submitted plans alterations to the railings on Edward Street 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 listed building and wider locality, in accordance with Policies LQ1, LQ2, LQ4, LQ9, and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

15. The building/use(s) hereby approved shall not be occupied/first commenced until the servicing arrangements on Edward Street, including 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 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.

Application Number - 17/0504 - 26-30 Abingdon Street, Blackpool, FY1 1AA

Internal and external alterations including erection of a "plaza" to first floor level within existing service yard area, installation of replacement windows to Edward Street, re-modelling of former post office counter and use/ conversion of buildings to provide leisure uses, retail uses, offices, restaurants and cafes within Use Classes A1, A2, A3, D2 with associated administrative offices, car parking, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works.

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:

16049-P100B
16049-P101
16049-P102
16049-P103
16049-P104
16049-P105
16049-P110B
16049-P111
16049-P112
16049-P113
16049-P114
16049-P120
16049-P121
16049-P130
16049-P131
16049-S100
16049-S101

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

3. 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.

4. 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.

5. 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 any Class A3 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 residential premises and wider amenity, 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.

6. 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.

7. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and such spaces shall be marked out and allocated in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority. The car parking provision 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.

8. Prior to the development hereby approved being first brought into use secure cycle storage and changing facilities shall be provided in accordance with details to be submitted and agreed 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, 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.

9. 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.

10. Prior to the commencement of development a programme of building recording and analysis shall be undertaken. 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- To ensure and safeguard the recording and inspection of matters of archaeological and historical importance associated with the building 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.

11. Notwithstanding the submitted plans detailed treatment of the former counter hall and associated rooms on the Abingdon Street frontage, including the removal of non original partitions, re-exposure of wood panelling and mosaic floor and creation of new openings on the rear of the former counter hall 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 retaining and re-exposing original features of the listed building, in accordance with Policies LQ1, LQ2, LQ4, LQ9, and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

12. All new windows and doors on the development hereby approved shall be recessed 50mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.

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

13. Notwithstanding the submitted plans and accompanying documents details of all materials to be used on the external elevations, including replacement windows, doors, roller shutter and roof top cladding, shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.

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

14. Notwithstanding the submitted plans alterations to the railings on Edward Street 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 listed building and wider locality, in accordance with Policies LQ1, LQ2, LQ4, LQ9, and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

15. The building/use(s) hereby approved shall not be occupied/first commenced until the servicing arrangements on Edward Street, including 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 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.

Application Number 17/0652 – Unity Academy, Warbreck Hill Road, Blackpool, FY2 OTS

Formation of multi use games area (MUGA) on existing playing field, enclosed by 4.5 metre high mesh fencing, erection of equipment store and six 15 metre high floodlights, with associated hardstanding and landscaping including grass bund.

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 22nd September 2017

Drawings numbered 02 Rev 01, 03 Rev 02, 04 Rev 02, 05 Rev 02, 06 Rev 01, 07 Rev 02, 08 Rev 01 and lighting details submitted

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

3. Use of the development 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 apply to the use of the pitch(es) and include details of pricing policy, hours of use, access by non-educational establishment/community/sports club users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with paragraph 73 of the National Planning Policy Framework and Policy CS15 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. The use and floodlighting of the pitch(es) shall be restricted to the hours of 9am to 9.30pm Mondays to Fridays and 9am to 6pm on Saturdays, Sundays and Bank Holidays.

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.

5. 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.

6. The access to the playing fields from Cotswold Road shall only be used for construction purposes and for the maintenance of the playing fields, pitch, fencing and lighting and for no other purpose.

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. Development shall not begin until a detailed sustainable surface water drainage scheme for the site (including details of its future maintenance) has been submitted to and has been approved in writing by the Local Planning Authority.

Reason: To ensure that the development does not cause flooding to surrounding properties in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. Before the development is commenced details of the fencing to the perimeter of the artificial grass pitch and any necessary sound attenuation measures for the fence, and details of the type, height and location of an acoustic fence outside the perimeter fence to the artificial grass pitch shall be submitted to and approved by the Local Planning Authority.

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.

Application Number 17/0702 – Former K Boocock and Co. Ltd, Coleridge Road, Blackpool, FY1 3RP

Use of premises as an indoor cycling/ fitness centre (Class D2 use).

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:

Existing site and location plan ref. 051017005

Proposed floor plans ref. 051017004

Proposed elevation plans ref. 051017002

The development shall thereafter be retained in accordance with these details.

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

3. (a) The ground floor of the premises shall be used as a gymnasium or fitness centre and for no other purpose (including any other purpose within Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)).

(b) The first and second floors of the premises shall be used as office space, storage and staff welfare facilities in association with and ancillary to the use of the ground floor of the premises as a gymnasium or fitness centre and for no other purpose (including any other purpose within Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)).

Reason: In order for the Local Planning Authority to retain long-term control of the use of the building in the interests of safeguarding the residential amenities of nearby neighbours and to ensure that adequate parking provision exists to meet the needs of the use in accordance with the provisions of paragraph 17 of the National Planning Policy Framework and saved Policies BH3 and AS1 of the Blackpool Local Plan 2001-2016.

4. No external door shall be held or fixed in a permanently open position at any time when the use hereby approved is in operation.

Reason: In order to safeguard the residential amenities of nearby neighbours from potential noise nuisance in accordance with the provisions of paragraph 17 of the National Planning Policy Framework and saved Policy BH3 of the Blackpool Local Plan 2001-2016.

5. No recorded or amplified music or sounds shall be played outside of the building at any time.

Reason: In order to safeguard the residential amenities of nearby neighbours from potential noise nuisance in accordance with the provisions of paragraph 17 of the National Planning Policy Framework and saved Policy BH3 of the Blackpool Local Plan 2001-2016.

6. The use hereby approved shall not commence until details of refuse storage and collection have been submitted to and agreed in writing by the Local Planning Authority. The development shall then proceed in full accordance with these agreed details.

Reason: In order to ensure that refuse is appropriately stored and managed in the interests of the appearance of the locality and the residential amenities of nearby neighbours in accordance with the provisions of paragraph 17 of the National Planning Policy Framework, saved Policies LQ1, BH2 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. Notwithstanding the information shown on the approved plans, the use hereby approved shall not commence until a scheme for the replacement of the existing vehicular door and the provision of a new internal door to create a double door arrangement between the gym area and the forecourt has been submitted to and agreed in writing by the Local Planning Authority. This agreed scheme shall then be implemented in full and in full accordance with the agreed details before the use hereby approved is commenced.

Reason: In the interests of the appearance of the premises and locality and in order to safeguard the residential amenities of nearby neighbours from potential noise nuisance in accordance with the provisions of paragraph 17 of the National Planning Policy Framework, saved Policies LQ1, BH2 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. No external plant or machinery shall be installed at the premises unless the details of the location, appearance and technical specification (including noise level) of the equipment has been submitted to and agreed in writing by the Local Planning Authority. The plant or machinery shall then be installed in full accordance with the agreed details and thereafter maintained as such.

Reason: In order to safeguard the residential amenities or the occupants of nearby sensitive premises from potential noise nuisance in accordance with the provisions of paragraphs 17 and 123 of the National Planning Policy Framework, Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Saved Policy BH3 of the Blackpool Local Plan 2001-2016.

9. The following standards are to be met at the nearest noise sensitive premises in line with current World Health Organisation guidelines at all times when the use hereby approved is in operation:

LAeq 50dB 16hrs – façade level, day time – 0700-2300

LAeq 45db 8hrs – façade level, night time – 2300-0700

LAfmax 60db 8hrs – façade level, night time – 2300-0700

LAfmax 60db 4hrs – façade level, evening – 1900-2300

Reason: In order to safeguard the residential amenities or the occupants of nearby sensitive premises from potential noise nuisance in accordance with the provisions of paragraphs 17 and 123 of the National Planning Policy Framework, Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Saved Policy BH3 of the Blackpool Local Plan 2001-2016.