

**COMMITTEE DATE:** [04/06/2019](#)

**Application Reference:** 19/0144

WARD: Clifton  
DATE REGISTERED: 07/03/19  
LOCAL PLAN ALLOCATION: Protection of Public Open Space

APPLICATION TYPE: Full Planning Permission  
APPLICANT: Blackpool Council

**PROPOSAL:** Erection of residential development comprising 75 dwellings (56 houses and 19 flats) in two and three storeys, with associated landscaping, public realm and highway works.

**LOCATION:** LAND AT TROUTBECK CRESCENT BLACKPOOL FY4 4SX

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**Summary of Recommendation:** Grant Permission

#### **CASE OFFICER**

Pippa Greenway

#### **BLACKPOOL COUNCIL PLAN 2015 -2020**

This application accords with **Priority two of the Plan** - Communities: Creating stronger communities and increasing resilience.

#### **SUMMARY OF RECOMMENDATION**

Part of the site constitutes 5 three storey blocks of derelict flats, now considered unfit for purpose, which do not make a positive contribution to the character or appearance of the wider area. Residential redevelopment on this part of the site is therefore considered to be acceptable, despite the restrictions set out under Policy CS6 of the Core Strategy, in order to improve the appearance of the site and the quality of the open area and in order to secure housing provision designed to meet a need for identified, affordable housing for rent. As set out in the report, the scheme is judged to constitute sustainable development.

As the proposal is a major application and a departure from the Development Plan (in part, as it proposes loss of some of public open space) and the recommendation is for approval, it has been assessed under The Town and Country Planning (Consultation) (England) Direction 2019. The conclusion is that there is no requirement to consult the Secretary of State on the scheme.

On this basis, Members are recommended to grant planning permission subject to the conditions listed below.

## **INTRODUCTION**

The Mereside estate is situated approximately 4 miles south-east of Blackpool Town Centre, bound by Preston New Road to the east and Clifton Road to the south. Mereside is Blackpool's second largest residential estate and is comprised predominantly of family accommodation, alongside a smaller number of flats and bungalows. There are numerous areas of green space across the estate, and Little Marton Windmill north of the application site is a key gateway feature into Blackpool along Preston New Road. Troutbeck Crescent currently consists of 81 residential units across five three-storey blocks. Blackpool Council retains the freehold title for the land whilst the properties and associated social rented tenancies are managed on its behalf by Blackpool Coastal Housing (BCH). Four of the flats are currently under individual leasehold ownership.

The aim of the project is, following demolition of the existing 81 flats (prior approval granted 18/0817), to replace them with a scheme of new build, affordable rent homes. The redevelopment addresses the continuing unpopularity of the existing flats by Council tenants and seeks to improve the condition and quality of the accommodation available for social rent in the Borough. The predominance of family sized two and three bedroomed properties within the scheme responds to an identified need for affordable housing of this type. Mereside is considered to be an appropriate location for this development due to it already being characterised by housing of this size and tenure.

The overall objectives of this development are to:

1. Address the need for more high quality affordable housing in Blackpool;
2. Deliver a development which is sustainable in the long term;
3. Provide an attractive environment that integrates with the surrounding suburban area of Mereside and the Whyndyke Farm development creating an inviting gateway into Blackpool;
4. Promote a strong community by helping existing residents remain in the area, providing a mix of housing types to meet the needs of households with different incomes, provide opportunities for surrounding residents to give their views and engage in the redevelopment process and balance working people and people with the greatest housing needs in letting the new homes;
5. Make good use of financial resources by delivering a cost effective development that can be funded from rents received at the development over the next 35 years; and
6. Support the local economy by maximising the use of locally-based building contractors and local labour and by providing training opportunities to young people in the area.

The proposed development has been the subject of detailed discussions between the applicant and their design team to ensure the proposed development meets the identified need for housing in this location. The scheme has also been the subject of pre-application discussions with the Local Planning Authority last October and December, and public consultations in November 2018 and January 2019. The conclusions of these meetings have

been taken on board in preparing the final design proposals and supporting submission documents.

## **SITE DESCRIPTION**

The application site (approximately 2.3 hectares) is bound to the east by Preston New Road and to the south by Clifton Road, within the Mereside area of Blackpool and approximately 4 miles to the south-east of the town centre. The site currently comprises 81 residential units, consisting of 50 one-bed flats and 31 bedsits. The residential units are divided across five blocks, four 'T' shaped blocks and one linear block, with a communal garden to the rear. There is a vegetated area between Troutbeck Crescent and Preston New Road to the east and Clifton Road to the south, which is currently designated as Public Open Space. The residential units are primarily let by Blackpool Coastal Housing Association, although a small number are under individual leaseholds.

Troutbeck Crescent runs directly through the site in a semi-circular route, linking up on both sides to Langdale Road to the west. Across Langdale Road is existing residential development within Mereside, primarily terraced and semi-detached properties. To the south are employment and retail uses, including a Tesco Superstore, Matalan and Glasdon UK Limited headquarters. To the east, on the opposite side of Preston New Road is the Whyndyke Garden Village site (reference: 11/0314), which has outline planning approval for a mix of residential and employment uses alongside a primary school, two local neighbourhood centres, an A4 drinking establishment, D1 health centre and D1 community building; and to the north of this is The Harbour, a mental health hospital.

## **DETAILS OF PROPOSAL**

The proposal is for the construction of 75 terraced properties, accessible units and flats for affordable rent, with highway, landscaping and public realm works. The application is accompanied by:

- Planning Statement
- Design and Access Statement
- Proposed Surface Water Drainage Scheme
- Ecological Statement
- Noise Impact Assessment
- Tree Survey
- Flood Risk Assessment
- Lighting Assessment
- Land Contamination Assessment

## **MAIN PLANNING ISSUES**

The main planning issues are considered to be:

- Principle
- Loss of Public Open Space
- Housing Density and Mix

- Design
- Amenity
- Highway Safety and Parking

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

## **CONSULTATIONS**

### **Built Heritage Manager:**

Provided the additional housing is screened with trees as indicated, the development is unlikely to exacerbate the impact on the setting of Little Marton Mill created by the existing housing in the vicinity, so I have no objection to the development.

### **Blackpool Civic Trust:**

No objections.

### **Lancashire Archaeological Advisory Service:**

The proposed development site lies adjacent to an area of considerable archaeological interest, with known prehistory and peat basins. However Google Street view shows the development site has been planted with trees, which would suggest it has been sufficiently disturbed, making it improbable that significant archaeological remains will survive in situ. We therefore would not recommend any formal archaeological conditions be attached to any permissions.

### **Head of Highways and Traffic Management:**

I have no objection in principle to the development or the site layout proposed. The waste collection routes may require tight turns on feature paving at junctions. This needs further assessment since it could materially reduce the life of the paving or dictate the use of more robust materials. Materials and specification are a matter of concern on any development where there are highways to be adopted or works to adopted highways. Equally we recognise the architect's desire to integrate the highway's appearance into the general appearance of the development as much as possible. In order to achieve the optimum design, from both points of view, it would be necessary to research further the options for footway and carriageway materials and the details of junction designs. There may also be swept path issues to resolve. Accordingly I would request that, notwithstanding the details for highway and other infrastructure currently submitted, a detailed infrastructure scheme is required by condition.

The parking provision included in the scheme is considered to be proportionate to the likely demand. Household sizes are not likely to be large and car ownership per household is not expected to exceed the level of provision. In the event that car ownership increases in future years among tenants the landlord has the opportunity to manage lettings in such a way as to match parking supply and demand sufficiently for this not to become a problem. There is no obvious purpose in requiring a travel plan for this proposal. The site is reasonably accessible and well served by public transport.

**Head of Coastal and Environmental Partnership Investment (Drainage Officer):**

I have no issue with the foul drainage proposal. The surface water drainage scheme is identified on the drawing as for planning purposes. Essentially I would look for a scheme that better addresses the draft national standards and the anticipated mandatory standards, specifically in relation to SuDS NS5 and SuDS NS7. I would also expect to see the system incorporating means of delaying flow to the pipe and tank system and initial filtration of first run-off. Notwithstanding what has been submitted I would request that a surface water drainage scheme is conditioned compliant with the Draft National Standard and Specified Criteria for Sustainable Drainage (DEFRA 2014) or any subsequent amendment of national guidance or requirements. I have in mind that the mandatory standard may well be published prior to discharge of the condition.

**Waste Services Manager:**

The waste operator is happy with the reverse distances, if turning heads are not to be provided in the culs de sac. The reverse manoeuvres are feasible subject to the detailed design of the junctions, which will be subject to a highways agreement.

**Service Manager Public Protection (Contaminated Land):**

There is no significant likelihood of contamination being present. I agree with the submitted gas protection measures based on the Carbon Dioxide readings. A report of the installation will need to be provided, and I would like to be on site to see those works in progress. No further investigation is required for land contamination as it falls below the criteria.

**Police - Secured by Design:**

The Crime Impact Statement takes into account local crime figures and incidents reported to the police and community knowledge gathered from local policing teams. It is with this knowledge and policing experience that the recommendations made are site specific, appropriate and realistic to the potential threat posed from crime and anti-social behaviour in the immediate area of the development. During the period 1st November 2017 - 31st October 2018, a high number of crimes were recorded within the Police incident location that encapsulates the proposed development, such as burglary, thefts from vehicles, stealing of vehicles, assaults, criminal damage and theft from the person. Therefore, I would strongly advocate that crime reduction measures are incorporated into the final design - a list of measures is suggested for incorporation into the design. The rationale is to keep people safe and feeling safe by reducing crime and anti-social behaviour across Lancashire.

**United Utilities:**

Recommends conditions for both surface and foul water.

**Head of Leisure, Catering Services and Illuminations:**

We do not feel that new play provision is required at Troutbeck due to the proximity to the existing play area off Bowness Avenue. The play offer here is currently receiving improvements through the Better Start Parks and Open Spaces development programme. Any additional future funding for play in Mereside area would best complement this, rather than create isolated new areas.

**Blackpool Airport:**

Requires an aerodrome safeguarding condition to be imposed.

**NATS:**

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

**Education - Property and Development Officer:**

Under the Education methodology for infrastructure contributions that is currently being revised, a calculation has been developed that will be used to assess the impact a development will have in a school planning area. This is utilised when an assessment has taken place which uses the forecasted pupil projections to ascertain if the development will cause a shortfall of places in that school planning area. It relates to primary schools within a 2 mile radius and secondary schools within a 3 mile radius.

As this development consists of 32 two bed and 20 three bed dwelling the calculation would yield approximately 16 places required. Following an assessment of the number of pupils this development could bring to the schools within the specified area and the current availability of spaces in this area, the number of pupils could be accommodated within the schools in this area. On this basis the Local Authority as Education Authority would not request a developer contribution.

**Head of Property and Asset Management:**

No comments have been received at the time of preparing this report. Any comments received before the Committee meeting will be reported in the update note.

**Service Manager Public Protection:**

No comments have been received at the time of preparing this report. Any comments received before the Committee meeting will be reported in the update note.

**Electricity North West Ltd:**

No comments have been received at the time of preparing this report. Any comments received before the Committee meeting will be reported in the update note.

**PUBLICITY AND REPRESENTATIONS**

Press notice published: 14 March 2019

Site notice displayed: 12 March 2019

Neighbours notified: 8 March 2019

The proposal was advertised as a Departure from the Development Plan. No representations have been received at the time of preparing this report. Any comments received before the Committee meeting will be reported in the update note.

## **NATIONAL PLANNING POLICY FRAMEWORK**

The revised National Planning Policy Framework (NPPF) retains the key objective of achieving sustainable development and hence there is a presumption that planning applications proposing sustainable development will be approved. It provides advice on a range of topics and is a material planning consideration in the determination of planning applications. The parts most relevant to this application are:

- Chapter 5: delivering a sufficient supply of homes.
- Chapter 8: promoting healthy and safe communities.
- Chapter 11: making effective use of land.
- Chapter 12: achieving well-designed places.
- Chapter 15: Conserving and enhancing the natural environment.

## **BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY**

The Blackpool Local Plan: Part 1 - Core Strategy was adopted by the Council in January 2016. The policies in the Core Strategy that are most relevant to this application are:

- CS1: Strategic Location of Development
- CS2: Housing Provision
- CS6: Green Infrastructure
- CS7: Quality of Design
- CS12: Sustainable Neighbourhoods
- CS13: Housing Mix, Density and Standards
- CS25: South Blackpool Housing Growth

## **SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016**

The Blackpool Local Plan was adopted in June 2006. A number of policies in the Blackpool Local Plan (2006) have now been superseded by policies in the Core Strategy (these are listed in Appendix B of the Core Strategy). Other policies in the Blackpool Local Plan are saved until the Local Part 2: Site Allocations and Development Management Policies is produced.

- LQ1 Lifting the Quality of Design
- LQ2 Site Context
- LQ3 Layout of Streets and Places
- LQ4 Building Design
- LQ5 Public Realm Design
- HN4 Windfall Sites
- BH3 Residential and Visitor Amenity
- BH5 Protection of Public Open Space
- BH10 Open Space in New Housing Developments
- AS1 General Development Requirements
- AS3 Provision for Walking and Cycling
- AS7 Aerodrome Safeguarding

## **BLACKPOOL LOCAL PLAN PART 2: PROPOSED SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES**

The Blackpool Local Plan Part 2 has been subject to an informal consultation exercise and will be subject to formal consultation later this year. At this point in time limited weight can be attached to the proposed policies. The policies in Part 2 that are most relevant to this application are:

DM2: Housing for Older People

DM5: Design Requirements for New Build Housing Developments

DM20: Landscaping

DM21: Public Health and Safety

DM25: Public Art

DM36: Community Facilities

DM39: Transport requirements for new development

### **ASSESSMENT**

#### **Principle**

The aim of the project is to redevelop the site for new build, affordable rental homes, primarily for family dwellings, although a proportion of the development has also been designed for apartment use and as accessible units for the elderly and those with specific health requirements. The overriding aim of the NPPF in regards to housing is to significantly increase the supply of homes through the provision of a sufficient amount and variety of land which can come forward where needed to address the needs of groups with specific housing requirements. In-line with the brownfield focus set out within the NPPF, the priority in Blackpool is to support regeneration and economic growth and one way in which to enable this is to direct new housing development to the established urban area and within outer estate priority neighbourhoods, such as Mereside, where the application site is located. The development of the application site would make a notable contribution towards meeting an identified housing need in Blackpool for modern homes which are available at an affordable rent. The current housing on site is considered undesirable to modern day tenants due its restricted size and age. The site is partially brownfield and where areas of public open space are to be developed upon appropriate compensatory provision is proposed.

Under Policy CS12 of the Core Strategy, within the outer estate priority neighbourhoods, support will be given to opportunities for selective intervention to improve the quality and mix of existing housing stock. The existing housing stock on site is undesirable due to its age and size. The proposed development would improve the quality and mix of dwellings on site by providing some modern apartment units, alongside more family home style dwellings and accessible units. This would help to create a more balanced community, which fits alongside the existing residences within Mereside.

Blackpool currently has a five-year housing land supply from 2015 to 2020 of exactly five years. It is considered that redevelopment of the site with modern, affordable rent

residential scheme, would be a beneficial addition to the available housing stock within Blackpool. The scheme will provide 100% affordable units. The net loss of six apartments is immaterial given Blackpool's current housing supply and the overwhelming benefits of the scheme. There are no concerns over the deliverability of this development, as the Council is the engine for development of this scheme. As such, the principle of redeveloping the site for housing is considered appropriate.

### **Loss of Public Open Space**

Land to the east side of Troutbeck Crescent, including part of the area proposed for development, is designated as Public Open Space and further defined as 'amenity green space' associated with Preston New Road, described as containing grassed areas with shrubs/trees and pathways, within Blackpool's Open Space, Sport and Recreation Audit and Position Statement of 2014.

In terms of Policy BH5 of the Local Plan which sets out the criteria for appropriate development within areas of Public Open Space the following is of relevance:

**Criterion a)** requires the proposal to support existing sport or recreational uses, or to provide facilities for new sports or recreational uses. The land is overgrown, with vegetation, shrubs and trees growing without constraint, and there is a lack of controlled or long-term maintenance taking place. The area of public open space as existing is not capable of supporting any sport or active recreational uses and there would be no loss of sport or recreational facilities. The area of open space within the proposed development would not be suitable for formal sports use, as it is not of the size or configuration required. In addition, Mereside Park lies to the west of the application site and has the facilities available to accommodate these uses if required by future occupiers. Notwithstanding this, the proposed area of open space would provide opportunities for informal recreational use, such as walking and cycling, with multiple pathways connecting outside of the site to attract users. Grassy areas would also be available as informal play space, which would be well drained and have appropriate lighting. Provision would also be made for pathways to be constructed to a specification which allows everyone to have suitable access.

The Head of Leisure, Catering Services and Illuminations has confirmed that he does not require a new children's play area to be included within the development proposals for Troutbeck Crescent, due to the close proximity of existing play area facilities off Bowness Avenue. This existing play area is currently receiving improvements through the Better Start Parks and Open Spaces development programme and the Parks department has advised that any future funding/provision of children's play facilities in Mereside would be most appropriate where it complements this existing provision, rather than creating new isolated areas. As such, the type of open space provision proposed is considered appropriate and will facilitate modest informal recreational use and has taken into consideration the needs of the local area. Criterion (a) is therefore satisfied.

**Criterion (b)** requires new development to be incorporated sensitively into its surroundings, maintaining or enhancing the character of the open space. The area designated as open space is currently of very poor character, being overgrown and poorly maintained. The

opportunity is therefore available for substantial improvement to its character. Although the proposed built development will primarily be located upon the footprint of the existing flats, additional dwellings have been proposed within part of the area currently designated as public open space. The wider area consists predominantly of built development associated with the residential estate and nearby commercial and industrial uses but does include better maintained areas of open space. The proposals reflect a clear extension of the Mereside estate into the existing public open space. It is considered that the replacement open space is of improved quality resulting in an overall improvement in character and visual amenity. New pathways, planting and areas of green space would be provided and maintained appropriately in the long term to ensure their continued use.

The existing public open space on site is maintained twice yearly, during which the grass is cut. Should this development be approved, the scheme of maintenance for the amenity green space would include fortnightly visits from mid-March to the end of October to include litter picking, mowing, amenity / edge strim, shrub bed maintenance and brushing of tarmac paths; and from the end of October through to mid-March the programme of works would include trimming shrub beds, tree works and general tidying. The proposals represent an improvement in the quality of open space with management in place to ensure its longevity and facilitate informal recreational use.

Whyndyke Garden Village, a significant major mixed use scheme, has been approved on the opposite side of Preston New Road, creating an urban extension to Blackpool by introducing new dwellings, employment use, a local centre, school and substantial areas of open space. The open space proposed within the current application would be of a quality in keeping with this neighbouring development, which together would create an inviting gateway to Blackpool from the motorway. The proposed open space within the Troutbeck Crescent scheme would be accessible to all and provide useful and useable links between the site and the wider area. All of the properties proposed within the scheme include private outdoor amenity space, by way of gardens or terraces, which will add to the overall character of the area. Criterion (b) is therefore also satisfied.

**Criterion c)** requires provision of a replacement area of open space that is at least as accessible to current and potential users, and is at least equivalent in terms of size, usefulness, attractiveness and quality. The total area of public open space within the site as existing is 1.52ha. It is proposed that an area extending to 0.68ha of this will be developed upon, resulting in a proposed area of public open space of 0.84ha. This is a reduction in the level of public open space when compared against existing provision. However, as previously discussed, the existing area of public open space on site is not utilised, is overgrown and unconnected. The proposed area of open space would be of a better quality, featuring legible pathways and maintained grassland (and possible provision for public art), which would be more in keeping with the development as a whole, as a modern family-orientated scheme. The open nature of the space and the orientation of proposed dwellings would improve surveillance and a well-designed lighting scheme would improve accessibility and usability, overall resulting in a more attractive space than is currently available.

As such, it is considered that the proposals meet the requirements Criterion (c) of Policy BH5.

Paragraph 97 of the NPPF requires that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

An Open Space Assessment (December 2018), which updates in part, the existing Open Space, Sport and Recreation Audit and Position Statement, states that the quality of amenity greenspace at Preston New Road (which includes the existing public open space within the application site), is fair. However, the assessment combines this area with other parcels of amenity greenspace along Preston New Road and bordering the Mereside estate. There is a juxtaposition between the current condition of the public open space at Troutbeck Crescent, as opposed to other areas of public open space along Preston New Road which are more intensively maintained, such as adjoining Little Marton Windmill. At Troutbeck Crescent, scattered and overgrown trees and vegetation prevent use of the land for formal sports and recreation, with unmown grass and poor drainage. There is a lack of pathways within the open space for users, and there is no provision for users with limited mobility to make use of the space. In comparison, the public open space to the north of Troutbeck Crescent is open, with little vegetation and well maintain grassland. The public open space currently present at Troutbeck Crescent is of poor quality when compared to the fair quality neighbouring areas along Preston New Road. The assessment states that there is a total of 6.42ha of amenity greenspace within Clifton ward (in which this proposal sits), with a population of 6,786. This amounts to the provision of 0.95ha per 1,000 population against a proposed standard of 0.2ha. Even with a reduction in the amount of amenity green space proposed, the provision in Clifton would still be substantially above the standard level.

The proposed open space provision represents a betterment when compared to the current provision, as required by the NPPF. Whilst there would be an overall reduction in the quantity of open space, the quality would be greatly improved, resulting in a substantial improvement overall. In respect to location, the replacement provision is considered to be appropriately located as it is within the existing area of public open space and will directly serve the future residents of the scheme. The benefits of the proposals are multiple, creating an accessible area of open space, which is well drained, appropriately lit and surveillanced. Formal pathways and maintained grassland areas will be provided as part of a formalised landscaping scheme, which will enhance the residential development. Through this enhancement, the open space will better integrate to the built development than it has previously, creating a welcoming and attractive gateway into Blackpool. As such, all three criteria of Paragraph 97 of the NPPF are positively addressed.

Policy CS6 of the Core Strategy requires the protection of existing green infrastructure unless in exceptional circumstances, whereby alternative provision is made for appropriate compensatory measures, mitigation or replacement. As identified, the proposals

incorporate improved quality replacement open space provision within the site. In replacing the provision of open space within the site the scheme has sought to improve the quality, accessibility and functionality of the space, through improved design, appropriate landscaping and consideration of the requirements of all members of society. The public open space will maintain pathways through to the open space to the north as well as incorporating new pathways linking out to Clifton Road and Preston New Road, including the approved Whyndyke Garden Village. A high level of planting is proposed to replace that lost through the development which will result in the enhancement of biodiversity. Therefore, the proposals meet the requirements of Policy CS6.

Saved Policy BH10 of the Local Plan relates to the provision of public open space as part of new housing developments and Supplementary Planning Guidance Note 11 sets out the amount of public open space required per property based on the number of bedrooms. The previous built development on the site did not have a set aside area of open space, although the area to the south and west of Troutbeck Crescent was designated as such, this was not formally set out. Under the current proposals an area of open space is provided which is considered to be a fundamental improvement upon the current situation, more suited to the proposed development and of benefit to the wider community.

Policy DM36 of the Draft Local Plan (Part 2), states that for developments which would lead to the loss of a community facility, such as open space, to be supported it should provide a replacement, more accessible facility which will serve the same community. The new open space provision will be located on the same area as the existing, allowing it to serve the same community as the existing, as well as the new residents who would occupy the proposed residential development. As previously stated, the newly provided area of open space would have multiple benefits, including improved accessibility, better maintenance and more attractive landscaping. As such, it is considered that suitable replacement provision is included within this scheme and the requirements of Policy DM36 have been adhered to.

In conclusion, it is considered that the proposal conforms with the requirements of national and local policy regarding public open space and green infrastructure. The common thread running through all of the policies has been that where existing public open space / amenity greenspace is to be lost, it should be replaced by provision of suitable size, quality and use. The current proposals include a well-maintained, landscaped and usable area of public open space within the scheme which will be in keeping with the appearance of the development. The existing public open space is unsightly, not maintained and has a very low level of usage. The proposals therefore represent an overall betterment in the provision of public open space / amenity greenspace within the site.

### **Housing Density and Mix**

The proposals have a density of just over 32 no. dwellings per hectare due to the requirement to provide alternative provision of public open space within the site and taking into account the boundaries with Preston New Road and Clifton Road and the need for an appropriate separation distance to address potential noise and visual impacts. Of the 9988sqm proposed development site, 43%, is to be public open space, with the remainder

made up of residential units, highway, pedestrian routes, parking and private amenity space. The density proposed is considered to be in keeping with that of the existing development within Mereside and appropriate for a site in this location.

There would be 19 x 1 bedroom 2 person units (25%), 36 x 2 bedroom 4 person units (48%), and 20 x 3 bedroom 6 person units (27%). When considered against the flats which are currently located within the development site, the net accommodation mix resulting from the scheme would be:

- minus 31 no. bedsits
- minus 31 no. 1-bed flats (50 no. existing units - 19 no. new units)
- plus 36 no. 2-bed units and accessible units
- plus 20 no. 3-bed units and accessible units

All flats are to be 1-bed units as this reflects a higher need within the area. 25% of the proposed units are 1-bed units, which will replace a portion of those which are being demolished. These units will be of a more modern appearance and style which it is considered will be favourable to tenants. The proposals are still considered to show a broad mix of housing accommodation which makes better use of the site than the existing, by locating flats above the parking areas. The placement of the units, distributed across a larger family orientated scheme, will also improve the setting of the units and prevent an amalgamation of units of one type within the site. As such, the higher proportion of 1-bed units compared to Policy CS13 maximum of 10% is considered acceptable. The 2 and 3-bed properties represent family sized dwellings for which a need has been identified within the Borough. The percentage of each of these units proposed within the site, meets the requirements of Policy CS13. An appropriate proportion of the units will be accessible or adaptable, in line with Policy DM2 of the Local Plan Part 2.

## **Design**

Mereside is a post war social housing estate built in the late 1940s, comprising mainly two storey houses arranged in pairs of semi-detached houses and terraces ranging in length from four houses up to eight houses with one instance of a nine house. Mid terraced units have shared ginnels to access rear gardens. There are also a number of three storey blocks of flats with one block of four storeys with retail on the ground floor which defines the local centre. The general road arrangement is for wide primary road connections with narrower cul-de-sacs serving between six and 14 houses. Junctions are defined by areas of informal public open space and front gardens are defined by low walls reinforced in places by planting beds or hedges with railings in a limited number of situations.

The general form of the buildings is brick under a tiled hip or gabled roof with areas of the roof extending down to lower levels around in particular over porch areas. There are a mixture of brick styles from buff, to red/brown brick to cream coloured render; with newer infill developments using a mix of render, brickwork and horizontal timber boarding. Key features common to the original housing and which give the area a defined character include feature panels of stack bonded brickwork to door surrounds and side entrances. Another detail common is the use of window details which break the eaves line and project

above the roof plane. Mereside Park is a significant area of public open space on the opposite side of Langdale Road less than 100m from the site; with other local green spaces including the Little Marton Windmill green and the Mereside Green opposite the local centre, both of which are criss-crossed with defined footpaths adding to their amenity value.

The development has been set out to make the most efficient use of space available on the site, providing residential accommodation and associated parking and servicing facilities, whilst incorporating appropriate landscaping treatment where possible. Whilst the majority of the development would be two storey in height, there would be some provision of three storey units which would be located on the key visual elevations. The development uses a plain light grey brick as the base material with feature coloured panels of brickwork or cladding around the projecting bay windows. The roof forms the main design feature and uses a polychromatic blend of roof tiles. This material also transitions to the wall cladding and frames out bookends of blocks and drops to accentuate the entrances. Living accommodation would be across either one, two or three storeys. Each unit would have a private rear garden or terrace to provide occupiers with sufficient outdoor amenity space. All units would have either a combined kitchen / dining / living space or a separate lounge, alongside a bathroom and the specified number of bedrooms. The design provides level access to all houses especially designed for those with specific needs as they provide dedicated ground floor bedrooms which are adjacent to the main bathroom for ease of access and convenience.

Both the NPPF and local planning policies state that new development must show good design and enhance the quality of the local area. Overall, it is considered that the development is well laid out, of an appropriate scale and density and of a modern design to fit well alongside the existing residential accommodation in Mereside. Whilst the Draft Local Plan (Part 2) document currently carries little weight in the decision making process, the proposal is compliant with the principles of the policies it contains.

### **Amenity**

In terms of the impact on residential neighbours, the scheme has been designed to minimise any issues with privacy and overlooking both within the development and with existing neighbours. There are a couple of properties in the scheme which could be improved in terms of reducing their dominance and overlooking on existing residents and amended plans have been received to address this.

### **Highway Safety and Parking**

The existing highway, Troutbeck Crescent, would be retained through the proposals. Properties would be accessed by vehicles either directly off this road or via one of two proposed spur roads. Footpaths and shared surfaces are proposed across the site to enable linkages to the wider estate, retail and employment uses to the south and the approved Whyndyke Garden Village to the east. Appropriate traffic calming would be incorporated into the scheme to allow safe access and egress within the site. The eastern and southern edges of the site are affected by the highway scheme approved in the planning approval for

the Whyndyke Farm development, however, the effect is not sufficient to require any material changes to this project.

In respect of parking provision within the site, there is close to 200% provision, with 124 spaces within the site. Parking will generally be provided in carports and driveways, directly adjacent to the residential accommodation. The Local Plan Parking Standards require a provision of one car space for one bedroomed properties and two spaces for two and three bedroomed property. As such, there is a slight reduction (seven spaces) in provision for this development. It is considered that this level of parking is justified as the site is located within a highly sustainable location with good connections to facilities, services and public transport routes. The type of housing proposed historically does not necessitate a high level of parking as most households will only have one car.

## **Other Issues**

### **Open Space in new developments**

In terms of Policy BH10, there is a requirement to provide 24 square metres of open space per person on site, with a minimum of 15 sq. m. on-site and 9 sq. m. offsite for sites between 2 - 4 hectares. The application of this policy is contained within SPG11 Open Space: provision for new residential development. For a scheme of this size, the requirement is for  $(20 \times 72) + (36 \times 48) + (19 \times 36) = 3,988$  square metres of open space. As mentioned earlier, the amount of open space on site is in the order of 9,988 square metres, which far exceeds the minimum requirement in terms of the quantity of area. As there will also be significant enhancement of the quality and a wider usability of the space, and there is sufficient children's play facilities in close proximity, it is considered that in this instance, there is no need for any additional open space, nor a commuted sum towards provision elsewhere.

### **Drainage and Flood Risk**

The site falls within flood zone 1 but as it is over 1 hectare in area, a Flood Risk Assessment was submitted. This assessment concluded that due to the surface level of the land in this area the site is not at significant risk from tidal, fluvial or groundwater flooding. As the site was previously mainly residential, the proposed development will utilise the existing drainage system. To comply with current SuDS practice, it is proposed to attenuate all surface water from the development prior to discharging into the mains sewer. A surface water drainage scheme drawing was submitted in support of this application which indicates how this attenuation would be accommodated within the site.

### **Noise**

A noise assessment report relating to the potential impact of existing noise sources on the proposed dwellings has been submitted. The noise surveys carried out indicated that the main noise source was road traffic at all locations and at all times, with the worst cases being in close proximity to Preston New Road. The report recommends the construction of acoustic barriers to screen all external amenity areas from road traffic on the main roads; and also provides advice on the build materials of the barriers (close boarded weather-treated timber fences, masonry walls or landscaped bunds with fences on top) and the external walls, roofs and glazing of the affected dwellings. These have been incorporated

into the scheme's design. With all the recommended measures in place (building envelope design and boundary treatments to gardens), the report concludes that noise intrusion will be controlled to meet the criteria agreed with the Local Authority and that planning permission should not be refused on noise grounds.

### **Trees and Landscaping**

An arboricultural assessment has been submitted with the application. A total of eight individual trees, 11 groups of trees and a hedge were surveyed. The development would require the removal of two moderate quality trees, one moderate quality group, three low quality trees, four low quality groups and part of two further low quality groups. Additionally, one group considered unsuitable for retention is recommended for removal due to poor structural condition. The landscaping scheme proposes, where practicable, good quality young trees in group G4 are to be translocated elsewhere on site. A suitably detailed Arboricultural Method Statement, conditioned to a planning approval, should be carried out in order to ensure their survival. Whilst the landscaping proposals for the areas of public open space aim to utilise translocated trees as far as is practicable, replacement planting with new trees is to be undertaken where trees from group G4 do not fulfil the landscaping requirements. A further detailed landscape proposal plan is therefore required with specific details regarding tree planting through the imposition of a condition. The appraisal also identified several instances where proposed roads and footpaths encroach into the root protection areas (RPAs) of several retained trees, and that it will therefore be necessary for the proposed hard surfaces to be designed and constructed using 'no dig' methods and materials in accordance with BS5837: 2012, this would be included in a detailed Arboricultural Method Statement and Tree Protection Plan condition.

### **Ecology**

A Preliminary Ecological Assessment accompanies the application. All bat species and their roosts are protected under Schedule 5 of the Wildlife and Countryside Act (1981) (as amended). Confirmed bat roosts were found in two of the buildings (no. 23 and 25) to be demolished and the appropriate bat licence under the Conservation of Habitats and Species Regulations 2017 has been granted by Natural England. This allows up to three common pipistrelle bats to be captured and relocated. Nesting birds are afforded statutory protection under the Wildlife and Countryside Act (1981) (as amended). House Martins were confirmed as nesting around the eaves of building no. 21 and appropriate measures would be taken to ensure their survival. Mitigation measures in the form of replacement nesting provision within the site are required and the report recommends that ten House Martin nest cups should be added to the proposed housing that will be located on a similar footprint to the existing B2 (No.21). The developed site can be further enhanced for breeding birds by erecting bird boxes on retained trees/new buildings e.g. two Schwegler 1SP Sparrow Terraces on each new building, and two Schwegler 1B nest boxes and two Schwegler 2H Robin Boxes erected on retained trees. In terms of other mammals, the site is suitable for hedgehogs and recommendations are made within the assessment to mitigate any harm during development works. As invertebrate habitat would be destroyed during the development, the report recommends that insect towers and wildflower borders should be incorporated into the developed site and the developed site should also incorporate long grass areas around the site boundaries. The Local Planning Authority has a duty to ask for enhancements under the NPPF and Circular 06/2005: Biodiversity and Geological

Conservation, paragraph 99, and the above recommendations by the ecologist could be included as a condition on the planning permission.

### **Contaminated Land**

Preliminary work has been carried out; assessing geological mapping and identifying the sub-soil as boulder clay, which initial borehole tests have then confirmed. No peat deposits have been found within close proximity of the site and it is not anticipated that any issues would arise from ground gases emanating from the sub-soil. A report addressing this matter is submitted in support of this application and the Council's Contaminated Land Officer agrees with the gas protection measures based on the Carbon Dioxide readings, but requires a copy of the installation report to be provided.

### **Sustainability and Planning Balance Appraisal**

Sustainability comprises economic, environmental and social components.

Economically, the site is not safeguarded for employment use and the part of open space to be developed has little value as public open space. Some limited employment would be generated through the construction process and future residents would help to support local shops and services.

Environmentally, the design of the proposal is considered to be acceptable. The current flats are in poor condition and due to be demolished and so its redevelopment with modern housing and apartments would impact positively upon the appearance and quality of the wider streetscene. No significant impacts on biodiversity or trees would result as long as suitable mitigation and enhancement measures are implemented. An acceptable drainage scheme could be secured through condition and, subject to the imposition of appropriate conditions, air land and water quality would be adequately protected. The site is in an accessible location, with bus stops in close proximity, so residents would not need to rely on private car use.

Socially the scheme would deliver accommodation aimed at affordable housing for rent, together with some specialist housing which would meet identified needs in the borough. It would also make a modest contribution towards meeting the Council's general housing requirement. This weighs notably in favour of the scheme. No unacceptable amenity impacts are anticipated (subject to amended plans) and no undue impacts on flood risk or highway safety are expected.

In terms of planning balance, the conflict with Policies CS6/BH5/BH10 regarding the loss of open space is acknowledged. However, the development proposed seeks to qualitatively improve the remaining open space and make it accessible to all; and the remaining space would easily exceed the minimum requirement of green space for Clifton Ward. The development would meet an identified housing need, including specialist provision, and would bring a disused site in poor condition back into beneficial use. This would have a positive impact on the appearance and quality of the area. No other material planning considerations have been identified that would weigh against the application. On this basis, the scheme is considered to represent sustainable development.

## **CONCLUSION**

Part of the site constitutes five three storey blocks of derelict flats, now considered unfit for purpose, which do not make a positive contribution to the character or appearance of the wider area. Residential redevelopment on this part of the site is therefore considered to be acceptable, despite the restrictions set out under Policy CS6 of the Core Strategy, in order to improve the appearance of the site and the quality of the open area, and in order to secure housing provision designed to meet an identified, affordable housing for rent, need. As set out above, the scheme is judged to constitute sustainable development.

As the proposal is a Major application and a Departure from the Development Plan (in part, as it proposes loss of some of public open space) and the recommendation is for approval, it has been assessed under The Town and Country Planning (Consultation) (England) Direction 2009. The conclusion is that there is no requirement to consult the Secretary of State on the scheme.

On this basis, Members are recommended to grant planning permission subject to the conditions listed below.

## **LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION**

The necessary off-site highway works would be secured by condition but would be delivered through an agreement under S278 of the Highways Act.

In terms of Policy BH10, there is no requirement for additional play facilities on site as there is adequate provision in close proximity. Nor is there any commuted sum requirement towards open space provision as the scheme proposes a significant uplift on site. There is no requirement for a contribution towards affordable housing, as the scheme itself is for social, affordable housing to rent. The Council's Education Officer does not require any contribution towards educational facilities in the area.

## **FINANCIAL BENEFITS**

The development would create 75 new dwellings and so would generate some Council Tax income for the Council. However, this is not a material planning consideration and has no weight in the planning balance.

## **HUMAN RIGHTS ACT**

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

## **CRIME AND DISORDER ACT 1998**

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

## **BACKGROUND PAPERS**

Planning Application File 19/0144 which can be accessed via the link below:  
<https://idoxpa.blackpool.gov.uk/online-applications/search.do?action=simple>

**Recommended Decision:** Grant Permission

## **Conditions and Reasons**

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

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

2. 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:

9313/L01 Location Plan  
9313/P01 Existing Site Plan  
9313/P02 Proposed Site Plan Rev B  
9313/P03 Building Identification Plan Rev B  
9313/P04 Constraints + Opportunities Rev A  
9313/P06 Hard Landscaping Site Plan Rev A  
9313/P07 Hard Landscaping Details Rev A  
9313/P08 Landscaping Details  
9313/P09 Boundary + Bin Store Details  
9313/P10 Street Sections - Sheet 1  
9313/P12 3D Visuals - Identification Plan  
9313/P13 3D Visuals - Sheet 1 Rev B  
9313/P14 3D Visuals - Sheet 2 Rev B  
9313/P15 3D Visuals - Sheet 3 Rev B  
9313/P16 3D Visuals - Sheet 4 Rev B  
9313/P17 3D Visuals - Sheet 5 Rev B  
9313/P18 3D Visuals - Sheet 6 Rev B  
9313/P19 3D Visuals - Sheet 7 Rev B  
9313/P20 3D Visuals - Sheet 8 Rev B  
9313/P21 3D Visuals - Sheet 8 Rev B  
9313/P22 3D Visuals - Sheet 10 Rev B

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

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

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds and to protect the bird population from damaging activities and reduce or remove the impact of development, in accordance with Policy LQ6 of the Blackpool Local Plan 2001 - 2016 and The Wildlife and Countryside Act 1981 (as amended).

4. (a) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any operations involving the use of motorised vehicles or construction machinery) until a Construction Exclusion Zone and tree protection works for the retained trees, as detailed in the Arboricultural Impact Assessment Report (Bowland Tree Consultancy March 2019) submitted with the application, are in place. Any construction activities within the root protection areas of those trees shall be carried out in accordance with a detailed Arboricultural Method Statement and Tree Protection Plan, which shall first be submitted to and agreed in writing with the Local Planning Authority.

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

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

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

5. The construction of the dwellings hereby approved shall not commence until details of the provision to be made for bat roosting opportunities as recommended in the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Ltd 02/08/2018) and Bat Survey - Emergence and Activity Surveys (Arbtech Consulting Ltd 12/10/2018), and replacement nesting bird habitat have been submitted and approved by the Local Planning Authority. For the avoidance of doubt, this shall include permanent replacement roosting provision incorporated into the new dwellings, comprising bat tubes inserted into the fabric of the new dwellings during construction (positioned high on the buildings, close to the eaves, away from artificial light sources), replacement nesting provision in the form of House Martin nest cups, Sparrow terraces, nest boxes and insect towers and details of the siting of these; and the incorporation of wild flower borders and long grass areas within the landscaping scheme, as also recommended. 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. Provision shall also be made to mitigate any impact on hedgehogs during the construction phase.

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

6. (a) Notwithstanding the submitted landscaping plans, no development shall take place until a detailed landscaping proposal plan has submitted to and approved in writing by the Local Planning Authority. This scheme shall include planting plans, specifications and schedules to include plant size, species and number/densities. For the purpose of this condition, the scheme shall include specific details of the trees to be transplanted and new native trees to be supplemented, and shall include provision for wild flower borders and long grass areas within the soft landscaped areas, as recommended in the Preliminary Ecological Assessment.  
  
(b) The agreed 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 ecological enhancement 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.

7. No development shall take place until a plan to identify those areas of the site to be adopted by the Local Highway Authority, those areas to be managed and maintained by third parties, and a Highway Management Plan for those areas of the site to be managed and maintained by third parties, has been submitted to and agreed in writing by the Local Planning Authority. The Highways Management Plan shall:

- Identify the third parties responsible for management (e.g. Site Management Company).
- Set out a regime/timetable for inspections and regular repair or maintenance works.
- Explain how issues can be reported, assessed and resolved.

The Highway Management Plan hereby approved shall be implemented in full at all times when any part of the area to which it relates is occupied or in use.

Reason: In order to ensure that safe and convenient access is available to the development by a range of transport modes in accordance with the provisions of Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and saved Policy AS1 of the Blackpool Local Plan 2001-2016.

8. No development shall take place until a detailed infrastructure scheme has been submitted to and agreed in writing by the Local Planning Authority. The scheme should include:

- Works to existing highways
- Works to construct new areas of highway for adoption including SuDS drainage approach
- Works to construct other infrastructure in those areas of the site proposed to be managed and maintained by third parties including SuDS drainage approach

The infrastructure scheme shall thereafter be implemented, in defined phases as appropriate and agreed, prior to first occupation of dwellings and thereafter maintained for the life of the development.

Reason: In order to ensure that safe and convenient access is available to the development by a range of transport modes in accordance with the provisions of Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and saved Policy AS1 of the Blackpool Local Plan 2001-2016.

9. The recommendations and mitigation measures identified in the Noise Assessment report (Ecus Environmental Consultants January 2019), shall be implemented in full before first occupation of the affected dwellings, and thereafter retained.

Reason: In the interests of residential amenity, 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.

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

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

11. 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 into 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 of surface water and to manage the risk of flooding and pollution in accordance with the provisions of the NPPF and NPPG and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

NOTE: Geological conditions suggest that infiltration may be a suitable method of surface water disposal and this should be fully explored. In addition there are a number of surface water drains / ditches located to the east of the site which drain directly to watercourse. The Planning Authority would expect investigations to be carried out to determine whether the site can drain to watercourse.

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

- a) Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Residents' Management Company; and,

b) Arrangements for inspections and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

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

Reason: To manage flooding and pollution and to ensure that management arrangements are in place for the sustainable drainage system for the lifetime of the development in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

13. 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.

14. 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 dwellings 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.

15. 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.

16. 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.

#### **Advice Notes to Developer**

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.
2. At least 30 days before commencement of the development, the developer must contact the Safeguarding Team, Squires Gate Airport Operations Ltd, Squires Gate Lane, Blackpool, FY4 2QY (Tel: 01253 472527 ATC or by email to [safeguarding@blackpoolairport.com](mailto:safeguarding@blackpoolairport.com) if any equipment to be used during construction will exceed the maximum height of the finished development (e.g. cranes, piling rigs). Notification of the equipment shall be made in writing and include:
  - its position (OSGB grid coordinates to 6 figures each of Eastings and Northings);
  - height above ordnance datum;
  - anticipated dates on site;

- emergency contact numbers for the crane operator and site manager.

The equipment must be operated in accordance with BS 7121 and further advice can be found in Civil Aviation Authority Advice Note 4 'Cranes and Other Construction Issues'.

3. The applicants attention is drawn to the recommended Crime Prevention Measures contained within the submitted Crime Impact Statement.