

Application Number: 14/0608 Erection of single storey retail food store (Use Class A1) with main pedestrian access from the Blackpool Retail Park, creation of vehicular access through from the Blackpool Retail Park to the Squires Gate Lane Industrial Estate, creation of 44 car parking spaces and associated servicing area and landscaping, following demolition of existing buildings.

Decision: Approve conditions to be attached to the planning permission

Conditions:

- 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 Details of materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ14 of the Blackpool Local Plan 2001-2016.

- 3 Details of the surfacing materials for the car parking and servicing areas shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016.

Application Number: 15/0494 Erection of a 6 storey building to provide a public house/restaurant use and hotel reception at ground floor level, with hotel accommodation above comprising 150 en-suite bedrooms, with associated rooftop plant deck, ground level plant, yard and sub-station.

Decision: Grant Permission

Conditions:

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

Reason: In the interests of the appearance of the locality, in accordance with Policies LQ1, LQ2, LQ4 and LQ10 of the Blackpool Local Plan 2001-2016.

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

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016.

- 4 Treatment of the ground floor windows to the Clifton Street and Talbot Road elevations shall be in accordance with details to be submitted to and agreed in writing prior to the development hereby approved first being brought into use and shall be retained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the appearance of the locality, in accordance with Policies LQ1, LQ10 and LQ11 of the Blackpool Local Plan 2001-2016.

- 5 Prior to the development hereby approved being first brought into use the refuse storage provision shown on the approved plans shall be provided and shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the appearance of the locality and the residential amenity of occupants and neighbours, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

- 6 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 unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenities of surrounding occupiers and 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.

- 7 Details of the appearance, technical specification and siting of any external ventilation ducting and plant not shown on the approved plans shall be submitted to and agreed in writing by the Local Planning Authority before installation. The agreed ducting shall then be provided prior to first use and shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises

and the working conditions of the occupants of nearby business premises, in accordance with Policies BH3 and LQ14 of the Blackpool Local Plan 2001-2016.

- 8 Within 6 month of the development first being occupied a detailed travel plan shall be submitted to the Local Planning Authority for written approval. The 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.

The Approved Travel Plan shall subsequently 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.

- 9 Notwithstanding the information shown on the approved plans 1:50 scale sections showing the elevational detailing of the building on each of the three main elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of works above ground level, and the development shall subsequently be constructed in accordance with these agreed details.

Reason: In the interests of the appearance of the premises and locality in accordance with Policies LQ1, LQ4 and LQ10 of the Blackpool Local Plan 2001-2016.

- 10 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.

- 11 All 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.

- 12 No development shall be commenced until a desk study has been undertaken and agreed in writing with the Local Planning Authority to investigate and produce an assessment of the risk of the potential for onsite contamination. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been agreed in writing with the Local Planning Authority. If remediation methods are then considered necessary, a scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented and completed prior to the commencement of the development. Any changes to the approved scheme shall be agreed in writing with the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016.

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

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

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

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

- 15 The development hereby permitted relates to the following approved plans:-

Site location plan	4271(P) 101 A;
Proposed site plan	4271(P) 102 D
Proposed ground floor plan	4271(P) 103 F
Proposed first floor plan	4271(P) 103-01 E
Proposed second floor plan	4271(P) 103-02 D
Proposed third floor plan	4271(P) 103-03 B
Proposed fourth floor plan	4271(P) 103-04 B
Proposed fifth floor plan	4271(P) 103-05 B
Proposed roof plan	4271(P) 103-06 E
Talbot Road elevation	4271(P) 203 G
Clifton Street elevation	4271(P) 203-01 H
Talbot Square elevation	4271(P) 203-02 G
Deansgate elevation	4271(P) 203-03 C
Clifton Street section	4271(P) 301 B
Talbot Road section	4271(P) 302 A
Talbot Square section	4271(P) 303
Typical ground floor window	4271(P) 801 A
Typical entrance	4271(P) 802 B
Goods in door	4271(P) 804 A
Sub-station door	4271(P) 805 A
Juliet balcony	4271(P) 806 A
Roof plant	4271(P) 807 A
Plant	354-01-M15

Reason: To ensure that the development is carried out in accordance with the approved plans with regards to Policies LQ1, RR2, LQ2, LQ3, LQ4, LQ10, LQ11, SR6, BH3 and BH4 of the

Blackpool Local Plan 2001- 2016.

Application Number: 15/0302 Internal and external works including the erection of 1.8m high wall to Squires Gate Lane boundary and use of premises as altered as children's day nursery for up to 70 children.

Decision: Refuse

Reasons:

- 1 The proposed use as a day nursery for up to 70 children would have a significantly detrimental impact on the residential amenities of the neighbours, particularly at 139/137/135 Abbey Road and at 185/187/189 Squires Gate Lane, by reason of excessive noise levels generated in the outdoor play area in close proximity to their private rear gardens. In addition, the inadequate parking arrangements would result in on-street congestion where there is already significant competition for on-street facilities due to the lack of off street parking at a number of nearby dwellings. As such the proposal would be contrary to Policies BH3 and BH4 of the Blackpool Local Plan 2001-2016, paragraphs 14, 17, 53 and 123 of the National Planning Policy Framework and Policy CS7 of the Blackpool Local Plan: Part 1 – Core Strategy (Proposed Submission).
- 2 The parking facilities would be significantly detrimental to highway and pedestrian safety by virtue of the inadequate number of spaces, their forecourt location, and peak periods of use, and would therefore be contrary to Policy AS1 of the Blackpool Local Plan 2001 - 2016 and paragraph 35 of the National Planning Policy Framework.
- 3 ARTICLE 35 STATEMENT (NATIONAL PLANNING POLICY FRAMEWORK paragraph 187)

The Local Planning Authority has sought to secure a sustainable development that would improve the economic, social and environmental conditions of Blackpool but in this case there are considered factors: the impact on the amenities of nearby residents, highway safety, conflict with the National Planning Policy Framework, policies of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan: Part 1 – Core Strategy (Proposed Submission) which justify refusal.