

**COMMITTEE DATE:** 08/03/2016

**Application Reference:** **15/0868**

WARD: Marton  
DATE REGISTERED: 23/12/15  
LOCAL PLAN ALLOCATION: No Specific Allocation

APPLICATION TYPE: Full Planning Permission  
APPLICANT: BLACKPOOL ZOO

**PROPOSAL:** Erection of 12.6 metre high building to form new elephant house with enclosure, hay store, landscaping, viewing platform and associated ramped access.

**LOCATION:** BLACKPOOL ZOO, EAST PARK DRIVE, BLACKPOOL, FY3 8PP

---

**Summary of Recommendation:** Grant Permission

#### **CASE OFFICER**

Ms C Johnson

#### **SUMMARY OF RECOMMENDATION**

The proposal is considered to be sustainable economic development in accordance with the National Planning Policy Framework (NPPF) and which accords with the recently adopted Core Strategy and saved policies in the Blackpool Local Plan 2001-2016. The site is within the grounds of the existing Zoo and erecting a building to house animals (in this case, elephants) and associated access ramps and viewing platforms is consistent with Local Plan Policy RR15 which relates specifically to the Zoo and Core Strategy Policy CS21 which relates more generally to leisure and tourism. As such, the officer recommendation is that the application is approved.

#### **INTRODUCTION**

Blackpool Zoo is on 13 hectares of parkland and opened in 1972 on the former Blackpool Municipal Airport (closed in 1936) and then Stanley Park Aerodrome.

The existing elephant house is a former aeroplane hanger and it is on the Council's Local List along with adjacent hangers as they have a group value for their historic interest. The elephant house is occupied by a female Indian elephant.

The Zoo is a member of the British and Irish Association of Zoos and Aquariums (BIAZA) and is licensed under Zoo Licensing Act [(Amendment England and Wales) Regulations 2002] which is regulated by Defra.

## **SITE DESCRIPTION**

The application site is a 1.2 hectare site located on the east side of the Zoo and is bounded by existing large zoo buildings, service roads and car park to the north, public open space and golf course to the south and east, a hotel and leisure complex to the south on Herons Reach and the Zoo "Dinosaur Safari" to the west. The site is a relatively flat field surrounded by trees, tall vegetation and scrub with a ditch on the western boundary and large mounds of earth adjacent to the north boundary which are approximately five metres tall at their tallest point. The application site isn't currently used but in the past, it has been used to exercise elephants.

## **DETAILS OF PROPOSAL**

The application is a major application for full planning permission for the erection of a 12.6 metre high building at the north end of the site, to form new elephant house with enclosure, hay store, landscaping, viewing platform and associated ramped access. At the southern end of the site there would be a sand paddock, a grass paddock and a bull paddock.

The application is accompanied by:

- A Design and Access Statement
- Background Document
- Ecological Impact Assessment
- Extract from a Feasibility Study
- Blackpool Zoo Tree Planting Policy
- A Screening Opinion confirming that an Environmental Impact Assessment is not required.

## **MAIN PLANNING ISSUES**

The main planning issues are considered to be:

The principle of development

- Design
- Ecology
- Flood risk

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

## **CONSULTATIONS**

**Built Heritage Manager:** The proposed building would be 12.6 metres high but, given its distance from East Park Drive and the screening afforded by the trees, its impact on the conservation area is likely to be minimal. I'm pleased to note that the existing elephant house, which is in the locally listed former hangar, is to be retained and re-used to house other animals, and therefore I've no objection to the development.

## **PUBLICITY AND REPRESENTATIONS**

Press notice published: 14 January 2016  
Site notice displayed: 19 January 2016

As a result of the public consultation, 73 letters of objection have been lodged and one letter of support.

The objections are summarised below:

- Elephants suffer and die in zoos from diseases and disorders caused by their confinement in a zoo.
- Majestic animals like elephants are not meant for our entertainment.
- Elephants in the wild live in large social groups which can't be artificially created in a zoo.
- It would be better to re home the existing solitary elephant to an elephant sanctuary where it can have a better quality of life.
- Unless these animals are being rescued from an already unhappy life, this application should be rejected.
- Captive elephants often display stereotypic behaviour, known as "zoochosis", because of boredom and frustration.
- Elephant displays should be phased out altogether.
- There is no evidence that Blackpool Zoo is performing meaningful conservation work.
- I'm all for enrichment for existing animals but these sorts of investments means this org will be looking to see a return on their money and likely looking to bring in more captive animals in the future, this just isn't acceptable anymore.
- The RSPCA commissioned a Review of the Welfare of Zoo Elephants in Europe (2002) which confirms that zoos in Europe must phase out elephant exhibits and gives recommendations on animal welfare.
- Elephants are dangerous (A list has been provided of 129 captive elephant attacks and accidents over the last 10 years which have caused death or injury to keepers or the public).

The letter of support simply said "Fantastic!".

## **NATIONAL PLANNING POLICY FRAMEWORK**

Paragraph 2 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Paragraph 7 explains that the three dimensions to sustainable development include economic, social and environmental roles.

Paragraph 11 reiterates the requirement of paragraph 2.

Paragraph 12 states that the NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an

up to date Local Plan should be approved and proposed development that conflicts should be refused unless material considerations indicated otherwise. It is highly desirable that Local Planning Authorities have an up to date plan in place.

Paragraph 14 states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as whole;
  - or
  - specific policies in this Framework indicate development should be restricted.

Paragraph 17 sets out the 12 core land-use planning principles which should underpin both plan-making and decision-taking which include to proactively drive sustainable economic development and to always seek to secure high quality design and take account of flood risk.

Paragraph 19 states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 56 confirms that good design is a key aspect of sustainable development and is indivisible from good planning.

Paragraph 103 confirms that when considering applications for new development, local planning authorities should ensure flood risk is not increased elsewhere.

Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Paragraph 150 emphasises the importance of Local Plans in delivering sustainable development. It reiterates the point that planning decisions should be made in accordance with the 'Local Plan' unless material considerations indicate otherwise.

Paragraph 187 states that Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively

with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Paragraph 196 states that the planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. This Framework is a material consideration in planning decisions.

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

The Blackpool Local Plan: Part 1 - Core Strategy has been adopted by the Council at its meeting on 20 January 2016. The document will be published on the Council's website in due course. In accordance with paragraph 216 of the National Planning Policy Framework significant weight can now be given to the policies of the Core Strategy. Certain policies in the Saved Blackpool Local Plan have now been superseded by policies in the Core Strategy (these are listed in the appendices to the document). Other policies in the Saved Blackpool Local Plan will remain in use until Part 2 of the new Local Plan is produced.

The policies in the Core Strategy that are most relevant to this application are -

#### **Policy CS1: Strategic Location of Development**

1. To deliver the Core Strategy vision the overarching spatial focus for Blackpool is regeneration and supporting growth.
2. Blackpool's future growth, development and investment will be focused on inner area regeneration, comprising:
  - a. Blackpool Town Centre, including the three strategic sites of Central Business district, Winter Gardens and Leisure Quarter.

#### **Policy CS6: Green Infrastructure**

International, national and local sites of biological and geological conservation importance will be protected having regard to the hierarchy of designated sites and the potential for appropriate mitigation. Measures that seek to preserve, restore and enhance local ecological networks and priority habitats/species will be required where necessary.

#### **Policy CS7: Quality of Design**

1. New development in Blackpool is required to be well designed, and enhance the character and appearance of the local area and should:
  - Be appropriate in terms of scale, mass, height, layout, density, appearance, materials and relationship to adjoining buildings.
  - Provide public and private spaces that are well-designed, safe, attractive, and complement the built form.
  - Be accessible to special groups in the community such as those with disabilities and the elderly.
  - Provide appropriate green infrastructure including green spaces, landscaping and quality public realm as an integral part of the development.

- Be flexible to respond to future social, technological and economic needs.

2. Development will not be permitted that causes unacceptable effects by reason of visual intrusion, overlooking, shading, noise and light pollution or any other adverse local impact on local character or amenity.

#### **Policy CS9: Water Management**

To reduce flood risk, manage the impacts of flooding and mitigate the effects of climate change, all new development must:

- Incorporate appropriate Sustainable Drainage Systems (SuDS) where surface water run-off will be generated;
- Ensure that there is no increase in the rate of surface water run-off from the site as a result of development;
- Reduce the volume of surface water run-off discharging from the existing site in to the combined sewer system by as much as is reasonably practicable;
- Make efficient use of water resources; and
- Not cause a deterioration of water quality.

#### **Policy CS21: Leisure and Business Tourism**

1. In order to physically and economically regenerate Blackpool's resort core and town centre, the focus will be on strengthening the resort's appeal to attract new audiences year round. This will be achieved by supporting the improvement and enhancement of important existing tourist attractions.

2. Outside the resort core and town centre, the Council will support new tourism investment that is predominantly focused on existing outdoor leisure and recreation facilities which strengthens the wider resort offer and does not undermine resort regeneration.

None of these policies conflict with or outweigh the provisions of the saved Local Plan policies listed below.

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

The Blackpool Local Plan was adopted in June 2006 and the majority of its policies saved by direction in June 2009. The following policies are most relevant to this application:

#### **RR1: Visitor Attractions**

Visitor Attractions proposed in locations outside the Resort Core will be permitted only:

- (a) where a site is specifically allocated for this purpose or where it can be demonstrated that all the criteria (b) to (e) below are satisfied:
- (b) the use or uses making up the proposed development could not reasonably be accommodated collectively or individually on a site or sites within the Resort Core.
- (c) good public transport facilities are available or can be provided between the development site, Town Centre and the Resort Core.
- (d) the proposed development would be complementary to existing and proposed attractions within the Resort Core and be likely to generate additional trips thereto

- (e) the proposed development would not undermine the pace and extent of regeneration within the Resort Core.

**RR15: Blackpool Zoo**

Development proposals for lands within or adjoining Blackpool Zoo will only be permitted if they maintain or enhance the visual appeal, character and amenity of the parkland setting of the Zoo grounds and of the adjoining Stanley Park Conservation area.

The Council will promote and encourage proposals for the Zoo which provide:

- an improved setting and facilities for the viewing of zoo animals
- for the proper care and welfare of zoo animals
- for the development of the site as a combined zoo and botanical gardens
- for visitor car parking, and ancillary visitor facilities including refreshment and small-scale retail outlets selling zoo related merchandise

**LQ1: Quality of Design**

All new development will be expected to be of a high standard of design and to make a positive contribution to the quality of its surrounding environment.

**LQ2: Site Context**

The design of new development proposals will be considered in relation to the character and setting of the surrounding area.

**LQ4: Building Design**

In order to lift the quality of new building design and ensure that it provides positive reference points for future proposals, the scale, massing and height of new buildings should be appropriate for their use and location and be related to the scale, massing and height of neighbouring buildings.

**BH4: Public Health and Safety**

Developers must demonstrate that development will not cause or increase pollution of water or groundwater resources.

**NE5: Other Sites of Nature Conservation Value**

Development will not be permitted that would destroy or adversely affect County Heritage Sites – biological or geological - and other sites of importance to nature conservation interests, including all ponds in the Borough.

Where in exceptional circumstances the benefits of development proposals clearly outweigh the extent of ecological or geological harm, developers will be required to compensate for such harm to the fullest practicable extent compatible with the conservation interests of the site.

**NE6: Protected Species**

Development will not be permitted if it would have an adverse impact on animal or plant species protected under national or international legislation.

Development proposals should ensure that species and habitats set out in the UK and Local Biodiversity Action Plans will be protected and where possible enhanced.

Where development is permitted, adequate compensatory measures must be undertaken to sustain and enhance the species and its habitat.

#### **NE10: Flood Risk**

Developments will not be permitted which would increase run-off that would overload storm drains or watercourses. Sustainable drainage systems will be used in new developments unless it can be demonstrated to the Council's satisfaction that such a scheme is impractical.

#### **AS1: General Development Requirements**

New development will only be permitted where the access, travel and safety needs of all affected by the development are met as follows:

- convenient, safe and pleasant pedestrian access is provided.
- appropriate provision exists or is made for cycle access.
- appropriate access and facilities for people with impaired mobility (including the visually and hearing impaired) are provided.
- appropriate provision exists or is made for public transport.
- safe and appropriate access to the road network is secured for all transport modes requiring access to the development.
- appropriate traffic management measures are incorporated within the development to reduce traffic speeds; give pedestrians, people with impaired mobility and cyclists priority; and allow the efficient provision of public transport.
- appropriate levels of car, cycle and motorcycle parking, servicing and operational space are provided, in accordance with standards set out in Appendix B.

### **ASSESSMENT**

#### **The principle of development**

The NPPF directs local planning authorities to approve sustainable economic development if it complies with up-to-date policies, unless there are other material considerations.

The proposal is considered to be sustainable economic development in accordance with the NPPF and which accords with the recently adopted Core Strategy and saved policies in the Blackpool Local Plan 2001-2016.

The site is within the grounds of the existing Zoo and erecting an elephant house on redundant land with associated paddocks and other works, is consistent with Local Plan Policy RR15 which relates specifically to the Zoo. The proposal is in accordance with Core Strategy Policy CS21, which relates more generally to leisure and tourism.

In terms of the principle of the development, the proposal is considered to be in accordance with paragraphs 2, 11, 12, 14, 17, 19, 150 and 196 of the NPPF, Policies CS1 and CS21 of the



Core Strategy and Policies RR1 and RR15 of the Local Plan and is therefore considered to be acceptable in principle.

## **Design**

The proposed elephant house will be a steel framed portal building to provide a large volume of space with a clear span and would be located close to existing Zoo buildings of a similar scale, near the main entrance to the north.

The roof of the building would be coated steel composite insulated profile sheeting and the walls on three sides would be composite insulated profile sheets on metal rails fixed to the structure. The wall facing the paddocks to the south would be concrete and themed.

The building would have high level windows and roof lights. Internally, heating, lighting and ventilation will be in accordance with British and Irish Association of Zoos and Aquariums (BIAZA) recommendations. There would be a lean-to hay store on the north elevation which would be visible from the south side of the car park.

Access to the elephant enclosure would be through the Dinosaur Safari exhibit, via a ramp and timber walkway which would rise from ground level to a maximum height of 4.5 metres with 1.1 metre high balustrade, allowing elevated views over the paddocks and over an internal public viewing pen. Pedestrian access could also be taken from the Dinosaur Safari along the western edge of the grass paddock.

Perimeter fencing around the paddocks would be steel and timber, built to the required height and safety specifications for elephants.

Adjacent to the elephant house it is proposed to form a sand paddock with pool and waterfall and a bull paddock. The remainder of the area would be left as a grass paddock (6,130 square metres). Currently, there are two large mounds at the north of the site and it is proposed that they will be re-distributed around the paddocks.

The ditch to the west of the site would be re-modelled to form a ha ha (a recessed landscape design element that creates a vertical barrier while preserving an uninterrupted view of the landscape beyond.)

The design of the building, ramp and paddock arrangement is considered to be acceptable from a visual amenity perspective and would be in character with nearby buildings to the north and the open parkland character to the south, east and west.

In terms of design, it is considered that the proposal accords with paragraph 56 of the NPPF, Policy CS7 of the Core Strategy and Policies LQ1, LQ2, LQ4 and AS1 of the Local Plan.

## **Flood risk**

There is no reference in the application with regards to the treatment of surface water drainage other than question 12 on the application form, which states that surface water

will be disposed of in the main sewer.

NPPF paragraph 103 requires local planning authorities to ensure flood risk is not increased elsewhere as a result of the development. Core Strategy Policy CS9 states that new developments should incorporate appropriate Sustainable Drainage Systems (SuDS) where surface water run-off will be generated and that there should be no increase in the rate of surface water run-off from the site as a result of the development. Local Plan Policies BH4 and NE10 confirms that development should not cause or increase pollution of water and groundwater resources or increase surface water run-off that would overload storm drains or watercourses and that SuDS should be used where practical.

The site is currently un-developed and so erecting a large building on the site will generate surface water which previously wouldn't have been generated as rainwater would have soaked away naturally. The disposal of surface water into foul sewers is not ideal, especially where there are opportunities to include SuDS, grey water harvesting, water butts for watering plants etc. As such, a condition requiring the submission of a Surface Water Drainage Strategy is considered necessary to ensure any discharge into foul sewers is controlled.

## **Ecology**

The application is accompanied by a comprehensive Ecological Impact Assessment which makes the following recommendations:

Mixed woodland/scattered trees - The mixed woodland and scattered trees on site comprise young trees, of a lower ecological value than mature trees, however it is recommended that as many trees are retained as possible as part of the development. Mitigation for the loss of trees on site, and also for any impacts on the adjacent deciduous woodland, should be on a 2:1 basis and incorporated into the landscaping proposals for the site where feasible or within a suitable area off site. Planting should use native, locally appropriate species with some tree and shrub species bearing berries/fruits. In addition to the planting of new trees, many of the existing scattered tree specimens to be removed may be young enough to translocate. Mitigation for the loss of this habitat should include re-planting these trees in suitable areas. As these areas provide bird nesting habitat, the relevant guidelines outlined below for birds must also be followed.

Bats - No roosting opportunities for bats were identified during the survey. The site does offer suitable foraging habitats for bat species. Mitigation for the loss of foraging habitat should take the form of planting trees/hedgerow in a suitable area close by to ensure the loss of habitats within the site boundaries is not detrimental to foraging bats. Any lighting required during the construction works/resulting from the development should be sensitivity designed to minimise impacts on bats.

Birds - Any tree and scrub removal works should take place outside the breeding bird season which runs from late February until September, in order to prevent any impacts upon nesting birds. Any vegetation/tree clearance that must be carried out within the bird breeding season should be subject to a pre-clearance bird survey carried out by a suitably

experienced ecologist. No works will be carried out within 5m of an identified nest until the young have fledged and are no longer returning to the nest site. Works will only be undertaken once a scheme ecologist has declared the nest to be no longer in use.

Mitigation for the loss of breeding bird habitat should include the planting of native species of trees and shrubs. The provision of alternative nesting opportunities in the form of nest boxes on trees/woodland within the new development site or off site is also a suitable form of mitigation for loss of nesting habitat.

Reptiles - The potential impact to reptiles is perceived to be low risk, however, during works all construction staff should maintain a watching brief for reptiles, and if a reptile is seen at any point the animal should be either allowed time to disperse of its own accord, or moved in a safe manner to a location away from the working area. Works to remove rubble/wood piles along the south facing side of the mounds should be carried out by hand to avoid any risk of injury to sheltering reptiles.

Amphibians -It is considered a possibility that great crested newts are present on site, due to the close proximity of ponds on the adjacent golf course, the records returned by the desk study and the availability of suitable terrestrial habitats on site. As a result, works within suitable habitat (scrub, woodland, tall ruderal vegetation and unmanaged grassland) could lead to the disturbance, injury and/or mortality of amphibians (including great crested newts).

It is recommended that the four ponds; P1, P2, P3 and P9 within 0.25 km of the site are subject to presence/absence surveys for great crested newts (Appendix C). Although the species may use suitable terrestrial habitat up to 0.5 km from a breeding pond, in this instance a 0.25 km radius is considered appropriate due to the relatively small footprint of the works. These surveys can only be completed between mid-March and mid-June. Four visits are required, with a combination of survey techniques used at each survey visit; with a further two visits if great crested newts are found during any of the initial four visits. Should great crested newts be discovered during these additional surveys, it may be necessary to seek a licence from Natural England and implement appropriate mitigation for the works.

Enhancement - A key element of the Natural Environment and Rural Communities (NERC) Act 2006 is a duty placed upon every public authority to conserve biodiversity. Part 3.40 of the document states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'.

Measures to enhance the biodiversity of the site include:

- a) Seeking the advice of a professionally/suitably qualified ecologist throughout the progress of the development in order to maximise ecological and biodiversity gains at each stage.
- b) Installation of bird nesting boxes within woodland areas and on trees.
- c) Any plantings resulting from the new development would provide foraging habitat for bats, and therefore have the potential to increase the value of the site. Nectar rich plants

that attract insects would be recommended as they would enhance foraging opportunities for bats in the local area.

d) Create more diversity on site/in a suitable area off site by leaving more areas of unmown grassland or creating a wildflower area or pond.

e) The installation of artificial hibernacula/refugia for reptiles and amphibians (e.g. piles of stones/logs).

Re-survey of the Site - If no works are undertaken on site within 12 months of this survey or if any changes to the proposals are made, a further ecological survey may be necessary (because of the mobility of animals and the potential for colonisation of the site).

It is considered necessary to impose a condition requiring that the development proceeds in accordance with the recommendations and mitigation measures in the Ecological Impact Assessment, in accordance with paragraph 109 of the National Planning Policy Framework, Policy CS6 of the Core Strategy and Policies NE5 and NE6 of the Blackpool Local Plan 2001-2016, to ensure the ecology of the site and surrounding areas is protected and enhanced.

### **OTHER ISSUES**

The objections to this proposal are based on animal welfare, which is an issue beyond the planning remit and controlled under a zoo license and other national and EU legislation. The debate on whether elephants should be kept in zoos or not, is not a planning and land-use debate. The zoo exists, the site is within the zoo and there are no planning restrictions on the site preventing its use to house elephants.

In any case, the new building would have a footprint of approximately 1900 square metres compared to the existing building, which has a footprint of approximately 1400 square metres and which is also shared 50/50 with insect and reptile exhibits.

The existing sand paddock is approximately 1300 square metres. The proposed outside space for the new elephant house would have a 6130 square metre grass paddock, a 1260 square metre sand paddock and a 500 square metre bull paddock.

The new elephant house will meet/exceed current BIAZA standards of elephant welfare and management and provide more space than was achievable in re-modelling the existing elephant house.

Floorspace would be significantly increased and the new building and outside areas would meet the current animal welfare requirements under other, non-planning related legislation. As such, it is considered that the new elephant house and enclosure would be a significant improvement when compared to the existing facilities.

### **CONCLUSION**

The proposed development would meet the social, economic and environmental dimensions of the National Planning Policy Framework and is considered to be sustainable development and no other material planning related issues have been identified to suggest

that the proposal would not be sustainable development.

### **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 15/0868 can be assessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.do?action=simple&searchType=Application>

**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 proceed in accordance with the recommendations and mitigation measures outlined in the submitted Ecological Impact Statement.

Reason: To protect, sustain and enhance endangered species and their habitats in accordance with Policies NE5 and NE6 of the Blackpool Local Plan 2001-2016.

3. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the

Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with paragraphs 103 and 109 of the National Planning Policy Framework, Policy CS9 of the Blackpool Local Plan: Part 1 - Core Strategy and Policies BH4 and NE10 of the Blackpool Local Plan 2001-2016.

4. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority on including the following plans:

Location Plan stamped as received by the Council on 21st December 2015

Drawings numbered 1989/P/04, 1989/P/05, 1989/P/06, 1989/P/07, 1989/P/08

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

#### **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 need 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.