

COMMITTEE DATE: [22/11/2016](#)

Application Reference: 16/0553

WARD: Talbot
DATE REGISTERED: 26/08/16
LOCAL PLAN ALLOCATION: Defined Inner Area

APPLICATION TYPE: Outline Planning Permission
APPLICANT: Kewdeal Ltd

PROPOSAL: Erection of part five/ part six storey 156 bedroom hotel.

LOCATION: LAND AT ADELAIDE STREET, ALFRED STREET AND LEOPOLD GROVE,
BLACKPOOL

Summary of Recommendation: Grant Permission

CASE OFFICER

Ms C Johnson

SUMMARY OF RECOMMENDATION

This application is a positive step towards the regeneration of the site, which is in a key location on the edge of the Town Centre and adjacent to one of Blackpool's most important heritage assets and leisure facilities.

It is considered that the proposal is generally in accordance with national and local planning policies and with the right design, the proposal would regenerate and enhance the area and provide good quality visitor accommodation to support the Town Centre and the wider leisure economy.

As such, the Officer recommendation is to grant planning permission.

INTRODUCTION

The Planning Committee approved application 09/0999 at its meeting on the 11 January 2010 which was a full application for the erection of a part five/part six storey 156 bedroom hotel with 48 parking spaces on the lower ground floor accessed from Leopold Grove with gymnasium, meeting rooms, central landscaped courtyard and associated landscaping and boundary treatment on the same site.

The site is currently operating as a pay and display car park on a temporary basis, following the demolition of fourteen terraced buildings in 2009.

SITE DESCRIPTION

The application site measures 0.19ha (1900 sq metres) and is just outside but adjacent to the Town Centre boundary as defined by the Blackpool Local Plan 2001-2016. The site is in the Town Centre Conservation Area. The site is bounded by Leopold Grove to the west, Adelaide Street to the south and Alfred Street to the east with adjoining buildings to the north. The area is mixed use in character with hotel and guest house uses to the south, mixed holiday, residential and commercial uses to the east and north and the Grade II* Winter Gardens entertainment complex to the west. The scale of the buildings in the area in terms of height and footprint varies from two-storey dwellings, three and four-storey hotels and the large Winter Gardens complex on the western side of Leopold Grove.

The site falls to the south west towards Adelaide Street and is approximately 4m lower than the most northern part of the site on Alfred Street. The site is currently a car park operating on a temporary basis.

The site is served by regular bus services on Church Street and the wider town centre and is within 520 metres of Blackpool North Railway Station and 500 metres of the tram service. Leopold Grove is also on the National Cycle Network and is a local Cycle Route. These taken together with the site's edge of Town Centre location give the site a high accessibility level.

There are some pay and display parking bays on Alfred Street and Leopold Grove but most of the streets in the surrounding area have parking restrictions such as double yellow lines. The surrounding streets operate on a one way system running north along Leopold Grove and north along Alfred Street.

DETAILS OF PROPOSAL

This application is for the erection of part five/ part six storey hotel. The application is for outline permission which includes details of access and scale only. The matters of appearance, landscaping and layout are reserved for consideration at a future date. The hotel would be a maximum of 19 metres in height and is 16.5 metres high at the corner of Leopold Grove and Adelaide Street which is the lowest part of the site.

Access to 48 parking spaces (including 5 disabled spaces), and motorcycle and cycle parking would be taken on a lower ground floor accessed from Leopold Grove. There would be two pedestrian access points, one on Leopold Grove and the other on Alfred Street.

The application is accompanied by Heritage Statement, a Transport Statement, a Design and Access Statement and a Planning Statement.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- Principle of Development;
- Scale of the Development ;

- Access to the Development.

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

CONSULTATIONS

Historic England:

The current application is situated in the Blackpool Town Centre Conservation Area and is located adjacent to the renowned Blackpool Winter Gardens. The Winter Gardens is a grade II* listed complex which demonstrates the innovative approach taken to providing entertainment facilities in Blackpool. The structure houses two theatres, a huge ballroom known as the Empress Ballroom, conference suites as well as bars and cafes.

The entertainment venue was necessary as a result of Blackpool's success as the quintessential Victorian seaside resort, built to cater for the working class communities of the surrounding districts. The success of the town as a holiday resort is many fold, however fundamental to it are Blackpool's iconic buildings, developed for the sole purpose of entertaining the masses who flocked to the area.

The site to be developed was previously the location of terrace housing, with the strong likelihood of a percentage being used as boarding houses for those on vacation. However, the site is currently a surface level car park, which adds little to either the character of the conservation area within which it sits or the setting of the grade II* Winter Gardens. As a consequence, we believe the site is suitable for redevelopment and whilst the application is in outline, approval is being sought for the scale of the building and having considered the scheme we believe the proposed scale to be acceptable.

However, given the site's location adjacent to a grade II* listed building and its position in the conservation area, careful consideration needs to be given to the elevational treatment of the new building. Unfortunately due to the outline nature of the application, approval for the detailed design of the building is not being sought and as such the suitability of the scheme in the context of the Winter Gardens cannot be established.

This is contrary to paragraph 131 or 132 of the National Planning Policy Framework (NPPF), which states that great weight should be given to an asset's conservation. Paragraphs 131 and 57 of the NPPF also state that local authorities should take account of the desirability of new development to make a positive contribution to local character, history and distinctiveness; again the outline nature of the application makes it impossible to establish whether this would be achieved by the proposals.

It is therefore our view that an outline application is not the correct approach for this site, as it is not possible to establish the impacts of the proposal on the surrounding heritage assets. As such, we cannot support the scheme at present and would request that a fully worked up scheme is submitted, which clearly demonstrates the impact on the surrounding heritage assets. We recommend that either the current outline application is withdrawn and that a full application is submitted for consideration or that approval for the appearance of the building is sought as part of the existing outline planning application.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise us of the date of the Committee and send us a copy of your report at the earliest opportunity.

Electricity North West:

The development is shown to be adjacent to or affect Electricity North West operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted the applicant should verify such details by contacting Electricity North West, Estates and Wayleaves, Frederick Road, Salford, Manchester M6 6QH.

The applicant should be advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity.

The applicant should also be referred to two relevant documents produced by the Health and Safety Executive, which are available from The Stationery Office Publications Centre and The Stationery Office Bookshops, and advised to follow the guidance given.

The documents are as follows:-

HS(G)47 – Avoiding danger from underground services.

GS6 – Avoidance of danger from overhead electric lines.

Other points, specific to this particular application are:-

- There are a number of Electricity North West underground high and low voltage cables buried in the footpaths and highways surrounding the site of the proposed development. Safe digging techniques must be followed when excavating in the area of these.

The applicant should also be advised that, should there be a requirement to divert the apparatus because of the proposed works, the cost of such a diversion would usually be borne by the applicant. The applicant should be aware of our requirements for access to inspect, maintain, adjust, repair, or alter any of our distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Our Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.

Police:

The Crime Impact Statement is formed based on local crime figures and trends, 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.

Crime Risks:

In the last 12 month period there have been 169 burglaries and 217 criminal damage offences reported in the general area around this site. Hotels within the area are often targeted for crime and the crimes reported include;

Burglary – targeting guest’s valuables, room furnishings/bedding/TV’s, bars (cash and alcohol), reception (TV, laptops, cash),

- Damage – to room fittings, fire extinguishers set off without genuine reason, window smashed,
- Violent crimes – assaults.

It is clear from the crime figures and methods above that the hotel would be at risk of suffering burglary, criminal damage and assault and therefore security measures should address that risk. In order to reduce the risk of offenders targeting the proposed development, the following Secured by Design principles should be incorporated in line with the Blackpool Adopted Core Strategy when determining the outcome of this application;

Access Control

Due to the car park being at lower ground level, there are vulnerabilities associated with unauthorised access. Access control must be robust enough to adequately deter attempts at pedestrian and vehicle entry. A vehicle barrier would be insufficient as it would not prevent a person on foot. A full height and width shutter or similar, certified to LPS 1175 SR2 would be adequate and there are products available which will allow visibility and airflow.

An intercom with CCTV linked to reception/security should be installed to allow authorised visitors entry. The barrier should activate automatically by sensor, push button or similar internally to allow exit. CCTV should cover the entire opening so that it would not be possible for an additional vehicle or pedestrian to follow in an authorised visitor without reception being aware and able to intervene.

The car park should be light and bright to ensure it is not an intimidating place. Light grey/cream walls help to reflect the light, promoting natural surveillance and reducing shadows.

Access into staff only and restricted areas should be prevented by appropriate control systems in order to reduce the risk of sneak-in burglaries.

CCTV

CCTV coverage is advised for all internal and external guest circulation areas, including the car park. It is likely that alcohol will be served in the building however even if this is not the case, guests are likely to be returning to the hotel after consuming alcohol in the resort. Incidents of violence and disorder often break out without warning when people gather whilst or after consuming alcohol. Often when assaults occur and CCTV footage is seized to investigate actions and identification, the images are grainy and of little evidential value. In order to provide good quality images in all lighting conditions, the systems should be infrared. Data should be recorded and stored for a 30 day period in a secure environment before being destroyed if not required. Bar areas within hotels are often targeted for

burglary when they have been locked up and are not staffed, so it is advised that these areas are covered by CCTV and additional security (locks, shutters).

The reported crimes in the area show that opportunist offenders often walk into hotels posing as guests in order to take advantage of unstaffed receptions and insecure guest rooms. CCTV coverage of the entrance area, capturing clear head and shoulders image of people entering will help to deter this type of offence and also capture evidence to identify offenders after a crime is committed.

Emergency Incident

Panic alarms should be installed at key locations for staff activation should an emergency incident occur. These should be linked to an intruder alarm connected to an Alarm Receiving Centre for a police deployment on a confirmed incident. These should be easily accessible for staff to activate if required and located where they cannot be easily seen or reached from public areas. Staff should be clear on evacuation procedures which should be rehearsed at regular intervals.

Natural Surveillance

Good coverage of external lighting should promote natural surveillance and safe use around public areas and deter suspicious activity. Promote natural surveillance around different areas of the development by using glazed screens and avoid recessed areas. Glazing should be 6.8mm laminated to reduce the risk of burglary and damage, accidental or otherwise.

Physical Security

All glazing in external doors and ground floor windows should be laminated to reduce the risk of damage and burglary. External doors should be certified to PAS 24:2012 to reduce the risk of burglary. External canopies should be avoided as they can encourage loitering, especially in inclement weather. This can lead to littering, damage and anti-social behaviour which is difficult to address once established.

Conservation Officer:

Since the previous application was given consent the site has now become part of the extended Town Centre Conservation Area and, as such, any development must seek to preserve or enhance the character of the area. The site also falls within the setting of the Grade II* Winter Gardens complex. The former Winter Gardens car park on Leopold Grove is now the subject of an application to develop a conference centre, which will regenerate the area and upgrade that elevation of the complex.

I note that English Heritage (Historic England) responded to the previous application stating that the scheme was reminiscent of a poor apartment scheme in Manchester or Leeds and failed to take account of the local built character. The current scheme also fails on this account. Although I have no objection to siting a hotel on this site, it should take its design cues from the local built environment, for example with the use of gabled bays and pitched slate roofs. Although there is an eclectic mix of architectural styles across the conservation area as a whole, this has had varying degrees of success and, in the area of the proposed hotel, there is a high degree of design consistency along Adelaide Street in particular.

In summary, therefore, I have no objection in principle to the erection of a hotel on this site, but all other details should be discussed in detail in due course.

Contaminated Land Officer:

Historic land use does not show any possibilities for activities which may have led to contamination. Due to historic construction of the property there may be a possibility of asbestos fragments within the ground conditions. Testing is requested to ensure there is no presence of asbestos within the ground conditions.

Environmental Protection:

Details of the proposed method of ventilation/extraction for the kitchen are required to be submitted.

The extract ventilation system must deal with cooking smells, fumes and steam produced by cooking and be designed to prevent or minimise any nuisance to neighbours. Regard should be had to Government publication - Guidance from the Department for Environment, Food and Rural Affairs (Defra) on the control of odour and noise from commercial kitchen exhaust systems, February 2005 Annex B summarises the required details.

Details of any air conditioning/cooling plant to be submitted. I require details of when it is anticipated that servicing / deliveries will take place - I would suggest not before 7.30am weekdays, not before 9am Saturdays and Sundays and no later than 8pm in order to prevent complaints regarding noise nuisance.

Head of Highways and Traffic Management:

Whilst this is for outline only, I have listed the key items that will require conditioning or further details on submission of full application.

I do not have any significant concerns for this proposal, in particular for vehicle trips to the proposal site. The development proposes 48 car parking spaces, this is less compared to the current use of the land as a temporary car park which currently accommodates up to 80 spaces - frequency and times of vehicle trips will vary though.

- The temporary car park currently sits over public highway, this will require stopping-up under S247 of the Town and Country Planning Act. **It would be useful if the applicant could provide drawing No. 104/20 in cad format so that Highways can confirm for definite the areas that will require stopping-up.**
 1. Tracking plans to be provided to determine access into the street to the side of 2 Leopold Grove, this to determine that the turning head and access is suitable for the size and type of vehicle that would require access.
 2. No details have been provided for pick-up and drop or servicing, it needs to be understood how this will be done. Options to create loading/unloading bays on Leopold Grove or Alfred Street are available, further details are needed as to how this would be managed. A scheme can be worked up which would form part of a S278 agreement.

3. The current vehicle access on Leopold Grove (serving the car park) is insufficient in width for two-way traffic flow, this will require modifying, works to be implemented via a S278 Agreement.
4. The lobby/reception area appears to be set back from the public highway, the layout is different to existing. Is the area in front of the lobby and public highway to remain private? If not, there will be a requirement to dedicate the land for highway purposes which can be included in the S278 Agreement.
5. Waste Collection Strategy to be provided.
6. Cycle parking to be introduced.
7. A Travel Plan to be conditioned.
8. A Construction Management Plan to be conditioned. I would expect the developer to undertake a joint dilapidation survey with the Highway Authority to ensure the public highway is left in the state it is found. The public highway in the area does not meet intervention level for defects. Should this change during construction, the Highway Authority will expect the developer to make good areas affected. The alternative would be request a treatment scheme for the public highway surrounding the proposal site, in order to uplift and enhance the area.
9. A restriction on working hours should be considered, given the location of the site in the midst of hotels and private residencies.
10. The hotel will require a formal postal address. Applicant to contact Highways and Traffic Division | Blackpool Council | P.O Box 4 | Blackpool | FY1 1NA | 01253 477477.

PUBLICITY AND REPRESENTATIONS

Press notice published: 15 September 2016

Site notice displayed: 19 September 2016

Neighbours notified: 08 September 2016

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

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) came into force in March 2012 and constitutes guidance for local planning authorities and decision-takers as a material consideration in determining applications.

The core planning principles in the NPPF include:

1. proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
2. take account of the different roles and character of different areas, promoting the vitality of our main urban areas.

- local authorities should encourage effective use of land by re-using land that has previously been developed provided that it is not of high environmental value.
- local authorities should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraphs 7, 9, 10, 11, 14, 17, 18, 19, 23, 32, 34, 49, 56, 59, 128, 129, 132, 137 and 197 are considered to be most relevant to this application.

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:

Policy CS1:	Strategic Location of Development
Policy CS5:	Connectivity
Policy CS6:	Green Infrastructure
Policy CS7:	Quality of Design
Policy CS8:	Heritage
Policy CS17:	Blackpool Town Centre
Policy CS18:	Winter Gardens
Policy CS21:	Leisure and Business Tourism

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.

The following policies are most relevant to this application:

Policy LQ1:	Lifting the Quality of Design
Policy LQ2:	Site Context
Policy LQ3:	Layout of Streets and Spaces
Policy LQ4:	Building Design
Policy LQ5:	Public Realm Design
Policy LQ6:	Landscape Design and Biodiversity
Policy LQ7	Strategic Views
Policy LQ9	Listed Buildings
Policy BH3	Residential and Visitor Amenity
Policy BH4	Public Health and Safety
Policy AS1	General Development Requirements
Policy AS2	New Development with Significant Transport Implications
Policy AS5	Traffic Management

ASSESSMENT

Principle of Development

The application site has no allocation on the Proposals Map to the Local Plan but it is within the Defined Inner Area. The site is adjacent to the Town Centre and is within the Town Centre Conservation Area and the character of the area is predominantly hotel and guest house uses fronting Adelaide Street.

The site is currently being used as a surface level, pay and display car park which has been in operation since 2009. Planning permission was granted for the temporary car park in 2009 and again in 2012 (09/1004 and 12/0226 refer). The land should have ceased being used as a car park on 04 March 2014, but given that no development proposals for the site had been put forward, the car park is still operating.

The principle of hotel development has already been established on this site, with the grant of planning permission 09/0999. However, since then, the National Planning Policy Framework has been introduced (March 2012) and the Core Strategy has been adopted (January 2016) and the Town Centre Conservation Area boundary has been extended to include the application site.

Paragraph 7 of the NPPF explains the three dimensions to sustainable development (economic, social and environmental roles). This outline application would satisfy the economic dimension and in part, the environmental dimension in relation to the scale of the development in close proximity to the Winter Gardens. The social and environmental dimensions would be fully assessed under either a detailed full application or with a reserved matters application.

Core Strategy Policy CS21 states that proposals for new visitor accommodation will be focused on the Town Centre, resort core and defined holiday accommodation areas unless exceptional circumstances justify a peripheral location outside of these areas. Given the site's location abutting the Town Centre, it is considered that the proposal would be in accordance with Policy CS21.

Core Strategy Policy CS8 states that development proposals will be supported that enhance the setting and views of heritage assets through appropriate design and layout of new development and design of public realm and strengthen the existing townscape character created by historic buildings. The existing car park provides a poor setting for the Winter Gardens and creates a negative tarmac void in an otherwise built up area. The scale of the building has previously been accepted and design details would be assessed under a full or a reserved matters application.

Although there have been changes to planning policy at a national and local level and a Conservation Area designation now covers the site, it is considered that hotel development in this location is still acceptable in principle.

Scale of the Development

The scale of the development is identical to the previously approved scheme. The site is now in the Town Centre Conservation Area, but there are no other changes in circumstance which would suggest that the proposed scale is no longer acceptable, especially when considering the scale of nearby buildings and the changing land levels.

The existing car park does nothing to enhance the setting of such an important building as the Winter Gardens, even when considering that the Leopold Grove elevation is less significant and with less architectural merit than the Church Street and Coronation Street elevations.

The key issue with the acceptability of a large hotel in this location will be the design and massing, and this isn't detailed at this stage. The proposal would assist in regenerating the area and provide good quality visitor accommodation on the edge of the Town Centre and adjacent to the Winter Gardens.

Access to the Development

There is an existing vehicle access point on to Leopold Grove which forms the entrance to the existing car park, and it is proposed to retain this access point, as per the original permission.

Given its edge of Town Centre location, the site is particularly accessible by public transport, including tram, rail and bus services and by cycling or by foot.

The updated Transport Statement confirms:

- No existing highway safety patterns or concerns have been identified within the vicinity of the site;
- Vehicular access has been developed in line with appropriate design guidance, with suitable geometry and visibility based upon connecting local highway network characteristics;
- Parking provision and internal highway layout complies with local authority guidance;
- The forecast vehicle trip generation for the proposed development will not make any material impact on the safety or operation of the local highway network;
- The existing trip generation of the current car park is at similar or greater level than forecast for the proposed hotel.

There have been no other material changes to the road network in the immediate vicinity, since the original permission was granted and no other access issues have been identified. As such, it is considered that the proposal would be in accordance with Policy CS7 of the Blackpool Local Plan, Part 1 - Core Strategy and policies AS1 and AS2 of the Blackpool Local Plan 2001/2016.

CONCLUSION

This application is a positive step towards the regeneration of the site, which is in a key location on the edge of the Town Centre and adjacent to one of Blackpool's most important heritage assets and leisure facilities.

It is considered that the proposal is generally in accordance with national and local planning policies and with the right design, the proposal would regenerate and enhance the area and provide good quality visitor accommodation to support the Town Centre and the wider leisure economy.

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 16/0553 can be accessed via the link below:

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

Recommended Decision: Grant Permission

Conditions and Reasons

1.
 - i. Approval of the following details (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority:
 - Layout
 - Appearance
 - Landscaping
 - ii. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason i and ii: This is an outline planning permission and these conditions are required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended).

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

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

3. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:
 - dust mitigation measures during the construction period
 - control of noise emanating from the site during the construction period
 - hours and days of construction work for the development
 - contractors' compounds and other storage arrangements
 - provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
 - arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways
 - the routing of construction traffic.

The construction of the development shall then proceed in accordance with the approved Construction Management Plan.

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4.
 - a) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.
 - b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)
 - c) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within five years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason. To ensure the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. No development shall take place until full details of an external lighting strategy for both the building and the public landscaped area to the south of the building have been submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall be implemented in accordance with the approved details prior to the hotel hereby approved being first brought into use and shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.

Reason. To ensure the site is satisfactorily illuminated in the interests of good design and visual amenity in accordance with paragraphs 56 and 57 of the National Planning Policy Framework, Policies CS6 and CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Saved Policies LQ1, LQ3, LQ4, LQ5 and LQ6 of the Blackpool Local Plan 2001-2016.

6. The development hereby approved shall not be occupied until the servicing areas and coach drop off points have been submitted to and agreed in writing by the Local Planning Authority.

Reason; In the interests of residential and visitor amenity and in the interests of highway safety, in accordance with Policies BH3, LQ4 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. The development shall not be occupied until a travel plan has been submitted to and approved in writing by the Local Planning Authority. Such travel plan shall include the appointment of a travel co-ordinator and a format that consists of surveying, travel audits, a working group, action plans with timescales and target setting for the implementation of each element.

No part of the development shall be occupied prior to the implementation of the Approved Travel Plan (or implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation). Those parts of the Approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable therein and shall continue to be implemented as long as any part of the development is occupied.

Reason: In order to ensure appropriate provision exists for safe and convenient access by public transport, cycle, and on foot as well as by car, in accordance with Policy AS1 of the Blackpool Local Plan 2001 - 2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

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

9. 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 26 August 2016 including the following plans:

Location Plan stamped as received by the Council on 26 August 2016

Drawings numbered 104/34 Rev B, 104/33 Rev B, 104/22 Rev B, 104/21 Rev B, 104/20 Rev E

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 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. The grant of planning permission will require the developer to enter into an appropriate Legal Agreement with Blackpool Borough Council acting as Highway Authority to stop-up public highway on the site, to agree pick-up, drop-off and servicing arrangements and to widen vehicle access. The Highway Authority may also wish to implement their right to design all works within the highway relating to this proposal. The applicant is advised to contact the Council's Built Environment Department (Tel: 01253 477477) in the first instance to ascertain the details of such an agreement and the information provided.