

Application Number 16/0428 – 26-30 ABINGDON STREET, BLACKPOOL – Internal and external alterations including erection of a "plaza" to first floor level within existing service yard area and use/conversion of buildings to provide leisure uses, retail uses, restaurants and cafes within Use Classes A1, A3, D2 and a 50 bed hotel, with associated administrative offices, car parking, landscaping, refuse storage, access, servicing, plant and demolition works.

Decision: Grant Permission

Conditions and Reasons:

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

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

2. Notwithstanding the submitted plans details of materials to be used on the all elevations, including proposed doors, windows, any proposed rendering 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 this listed building and the town centre conservation area in accordance with Policies LQ14, LQ9, LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

3. 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 11 July 2016 including the following plans:

Location Plan stamped as received by the Council on 11 July 2016.

Drawings numbered 015-023 (68) 01 Rev A , 015-023 (68) 02 Rev A, 015-023 (01) 111 Rev F, 015-023 (01) 102 Rev E, 015-023 (01) 111 Rev F , 015-023 (02) 03 Rev B, 015-023 (02) 02 Rev A, 015-023 (02)01 Rev B, 015-023 (01) 114 Rev E, 015-023 (01)113 Rev E, 015-023 (01)112 Rev E, 015-023 (01)110 Rev F, 015-023 (01)103 Rev E, 015-023 (68)103 Rev A, 015-023 (68)04 Rev A, 015-023 (68)05 Rev A, 015-023 (01)101 Rev F, (01) 121 Rev A.

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

4. 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.

5. The building/uses hereby approved shall not be occupied/first commenced until the servicing provisions, including manoeuvring areas and a servicing management plan, have been provided in accordance with details to be submitted to and agreed in writing with the Local Planning Authority; such areas shall not be used thereafter for any purpose other than that indicated on the approved plan and all servicing within the site including loading and unloading shall take place from within the servicing area shown.

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

6. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and the spaces allocated in accordance with details to be agreed in writing with the Local Planning Authority 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.

7. Prior to the development hereby approved being first brought into use secure cycle storage and changing facilities shall be provided in accordance with details to be submitted and agreed in writing with the Local Planning Authority and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. 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.

9. Details of the appearance, technical specification (including noise levels) and siting of any external ventilation ducting and external plant shall be submitted to and agreed in writing by the Local Planning Authority before development commences. The agreed ducting and plant shall then be provided prior to first use and shall thereafter be retained.

Reason: To safeguard the integrity of this listed building and living conditions of the occupants of nearby residential premises, in accordance with Policies BH3, LQ9 and LQ10 and LQ14 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. Notwithstanding the submitted plans pedestrian access into the building from Abingdon Street shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the development hereby approved being first brought into use and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway and pedestrian safety, in accordance with Policies LQ1, LQ9, LQ10 and AS1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

11. Notwithstanding the submitted plans boundary treatment to Edward Street shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the development hereby approved being first brought into use and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway and pedestrian safety, in accordance with Policies LQ1, LQ9, LQ10 and AS1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 16/0429 – 26-30 ABINGDON STREET, BLACKPOOL - Internal and external alterations including erection of a "plaza" to first floor level within existing service yard area and use/ conversion of buildings to provide leisure uses, retail uses, restaurants and cafes within Use Classes A1, A3, D2 and a 50 bed hotel, with associated administrative offices, car parking, landscaping, refuse storage, access, servicing, plant and demolition works.

Decision: Grant Permission

Conditions and Reasons:

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

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

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. Notwithstanding the submitted plans details of materials to be used on the all elevations, including proposed doors, windows, any proposed rendering 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 this listed building and the town centre conservation area in accordance with Policies LQ14, LQ9, LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

3. 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 11 July 2016 including the following plans:

Location Plan stamped as received by the Council on 11 July 2016.

Drawings numbered 015-023 (68) 01 Rev A , 015-023 (68) 02 Rev A, 015-023 (01) 111 Rev F, 015-023 (01) 102 Rev E, 015-023 (01) 111 Rev F , 015-023 (02) 03 Rev B, 015-023 (02) 02 Rev A, 015-023 (02)01 Rev B, 015-023 (01) 114 Rev E, 015-023 (01)113 Rev E, 015-023 (01)112 Rev E, 015-023 (01)110 Rev F, 015-023 (01)103 Rev E, 015-023 (68)103 Rev A, 015-023 (68)04 Rev A, 015-023 (68)05 Rev A, 015-023 (01)101 Rev F, (01) 121 Rev A.

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

4. 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.

5. The building/uses hereby approved shall not be occupied/first commenced until the servicing provisions, including manoeuvring areas and a servicing management plan, have been provided in accordance with details to be submitted to and agreed in writing with the Local Planning Authority; such areas shall not be used thereafter for any purpose other than that indicated on the approved plan and all servicing within the site including loading and unloading shall take place from within the servicing area shown.

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

6. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and the spaces allocated in accordance with details to be agreed in writing with the Local Planning Authority 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.

7. Prior to the development hereby approved being first brought into use secure cycle storage and changing facilities shall be provided in accordance with details to be submitted and agreed in writing with the Local Planning Authority and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016 and Policy CS5 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. 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.

9. Details of the appearance, technical specification (including noise levels) and siting of any external ventilation ducting and external plant shall be submitted to and agreed in writing by the Local Planning Authority before development commences. The agreed ducting and plant shall then be provided prior to first use and shall thereafter be retained.

Reason: To safeguard the integrity of this listed building and living conditions of the occupants of nearby residential premises, in accordance with Policies BH3, LQ9 and LQ10 and LQ14 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. Notwithstanding the submitted plans pedestrian access into the building from Abingdon Street shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the development hereby approved being first brought into use and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway and pedestrian safety, in accordance with Policies LQ1, LQ9, LQ10 and AS1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

11. Notwithstanding the submitted plans boundary treatment to Edward Street shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the development hereby approved being first brought into use and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway and pedestrian safety, in accordance with Policies LQ1, LQ9, LQ10 and AS1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 16/0467 -- STANLEY HOUSE, CLIFTON ROAD, BLACKPOOL - Erection of extension to create additional storage space for existing factory building (amendment to previously approved application 15/0141 in terms of the roof profile).

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 on 22nd July 2016 including the following plans:

Location Plan stamped as received by the Council on 22nd July 2016.

Drawings showing floor layouts and elevations stamped as received by the Council on 22nd July 2016 (4 drawings).

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

3. No goods or waste shall be stored other than within the building and refuse store shown on the approved plan.

Reason: In the interests of the appearance of the locality and the amenities of the occupants of nearby residential premises, in accordance with Policies BH3 and LQ1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. Noise generated by activities at the site, when measured one metre from the access gates off Clifton Road, on any day, shall not exceed a one hour LAeq of:- a) 62dB(A) between 07.30 and 19.30 hours; b) 50dB(A) between 19.30 and midnight; c) 45dB(A) at any other time; and, when measured one metre from the boundary fence positioned along the northwest boundary of the site, on any day, shall not exceed a one hour LAeq of:- a) 55dB(A) between 07.30 and 19.30 hours, b) 50dB(A) between 19.30 and midnight; c) 45dB(A) at any other time.

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.

5. The servicing areas shall not be used outside of the hours of 8am-6pm Mondays - Fridays and 8am-12 noon on Saturdays.

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.

6. The premises shall not be used outside of the hours of 6am-10pm Mondays-Fridays and 6am-12 noon on Saturdays.

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.

7. The external doors to the building hereby approved must be kept closed at all times when not in use for access to or egress from the building.

Reason: To limit noise levels outside of the building 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.

8. The extension hereby approved, shall only be used as warehousing/storage, ancillary to use of the main premises within Use Class B2.

Reason: To limit noise levels outside of the building and 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.

Application Number 16/0469 -238 QUEENS PROMENADE, BLACKPOOL - Use of part ground floor and part basement level of premises as a Cafe/Restaurant within Use Class A3.

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 on 25th July 2016 including the following plans:

Location Plan stamped as received by the Council on 25th July 2016.

Drawing showing floor layouts stamped as received by the Council on 25th July 2016.

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

3. Prior to the development hereby approved being first brought into use the forecourt, and specifically the car parking provision and outside seating area, shall be provided and shall thereafter be retained in accordance with details to be submitted to and approved in writing with the Local Planning Authority.

Reason: In the interests of the appearance of the locality, residential amenity and highway safety, in accordance with Policies BH3, LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. The non-resident guest use of the premises shall not operate outside the hours of 0800 hours and 2300 hours Sundays to Thursdays and 0800 hours and 2330 hours Fridays and Saturdays.

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.

5. Before the restaurant is first open to non-residents a wall or fence along part of the common boundary with 236 Queens Promenade shall be erected in accordance with details to be agreed in writing by the Local Planning Authority and shall be thereafter retained.

Reason: In the interests of residential amenity, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. The car parking area to the rear of the building shall solely be used by the owners/ staff at the hotel.

Reason: In the interests of residential amenity the appearance of the locality and highway safety, in accordance with Policies BH3, LQ1 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

Application Number 16/0553- LAND AT ADELAIDE STREET, ALFRED STREET AND LEOPOLD GROVE, BLACKPOOL - Erection of part five/ part six storey 156 bedroom hotel.

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 routeing 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 details of the servicing areas and coach drop off points have been submitted to and agreed in writing by the Local Planning Authority and subsequently provided. Once provided they shall thereafter be retained.

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.

Application Number 16/0567- REAR OF 1 SHERBOURNE ROAD, BLACKPOOL - Use of premises as a youth club for children age 7-16 years.

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 on 2nd September 2016 including the following plans:

Location Plan stamped as received by the Council on 2nd September 2016.

Drawing showing floor layouts stamped as received by the Council on 2nd September 2016.

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

3. The use of the premises shall not operate outside the hours of 08-30 to 21-00 Mondays to Saturdays unless otherwise agreed in writing with 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.