

**COMMITTEE DATE:** [14/01/2015](#)

**Application Reference:** **14/0781**

WARD: Ingthorpe  
DATE REGISTERED: 30/10/14  
LOCAL PLAN ALLOCATION: No Specific Allocation

APPLICATION TYPE: Full Planning Permission  
APPLICANT: Great Places Housing Group

**PROPOSAL:** Erection of 31 dwellings comprising 3 detached bungalows, 2 semi-detached bungalows, 14 two-storey semi-detached dwellinghouses and 12 two-storey terraced dwellinghouses with associated car parking, landscaping and vehicular access from All Hallows Road and Cranbrook Avenue, following demolition of existing buildings.

**LOCATION:** LAND AT ALL HALLOWS ROAD AND ALL SAINTS ROAD, BLACKPOOL

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**Summary of Recommendation:** Grant Permission

#### **CASE OFFICER**

M Shaw

#### **INTRODUCTION**

The proposed residential re-development of this site has been the subject of pre-application discussions which included the principle of development, house design, car parking provision, site layout, density of development, impact and relationship with the adjoining property, the listed church and boundary treatment.

#### **SITE DESCRIPTION**

The application relates to a 0.74 hectare site which at present has four x three blocks of 44 flats/maisonettes with external staircases and connecting walkways dating from the 1950s within an open plan landscaped setting. The flats have been vacated in readiness for demolition. There are lay-bys directly in front of the site, which includes a bus stop, and across from the site is the Grade 2 Listed stone built All Hallows Church dating from 1883. Montgomery High School bounds the site to the south west and adjoining the remaining site boundaries are both houses and bungalows fronting Cranbrook Avenue, Fairfax Avenue, All Hallows Road and All Saint's Road. The northern end of the site faces the Gala playing fields adjacent the junction of All Hallows Road and All Saint's Road. There is a public sewer crossing the site, and the site also has an electricity sub-station and gas governor. There are two mature trees on the All Hallows Road frontage positioned close together.

#### **DETAILS OF PROPOSAL**

This is a full application for the erection of 31 dwellings comprising five bungalows and 26 x two storey houses including both terraced and semi-detached dwellings with two, three and four bedrooms following the demolition of the existing flats. A number of the dwellings would front

directly onto All Hallows Road whilst the remainder of the houses would be accessed from one of two new cul-de-sacs into the site from All Hallows Road. Three of the five bungalows would be accessed via a new cul-de-sac from Cranbrook Avenue, the fourth bungalow would have direct access onto Cranbrook Avenue and the fifth bungalow would have direct access onto All Saints Road.

Amended plans have been submitted illustrating a number of relatively minor alterations to design and appearance of a number of the plots.

The application is accompanied by a Design and Access Statement, bat survey, tree survey and an accessibility questionnaire.

The Committee will have visited the site on 14 January 2015.

### **MAIN PLANNING ISSUES**

The main planning issues are considered to be:

- Principle of the Development
- Design/ Impact on Listed All Hallows Church
- Site Layout
- Amenity
- Highway Safety/ Car Parking
- Other Issues

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

### **CONSULTATIONS**

**Environment Agency:** no objection in principle subject to the imposition of a surface water drainage condition

**Lancashire County Council (Archaeology):** recommend the imposition of a condition requiring an archaeological investigation given the potential of finding evidence of a medieval settlement as well evidence of a former farm on the site.

**Built Heritage Manager:** The main concern is the lack of ornamentation on the buildings, particularly the side elevations which will be viewed on the approach to the listed church from the south. The height of fences along the southern edge is also a concern; lower fences with planting in front would be preferable.

**Blackpool Civic Trust:** considers that the design of the houses need more consideration, particularly where they are viewed from the two roads. The blank walls and windows combined with the fencing presents badly compared to other buildings in the vicinity. There are no objections to the plans per se.

**Head of Transportation:** The footpaths behind the public highway and ones that run across the site have highway rights secured over them as members of the public have had the right to pass and repass over a period in excess of 20 years. These are not maintained by the Highway Authority (HA) and are the responsibility of Blackpool Coastal Housing. As highway rights have been secured, I advise that these are formally stopped-up. The Council as Highway Authority would not itself object or take the matter further (if formally stopped up), however the Highway Authority would be duty bound to consider any third party challenge.

The layout of the access roads is acceptable, subject to tracking plans to be provided showing how long wheel based vehicles and bin wagons can access the development. The site to be formally adopted under a S38 agreement. Parking spaces must not be included in the areas put forward for formal adoption and the pallette of material for areas which are to be formally adopted must be consistent with standard highway materials. Surface water discharge to be discussed and agreed with Highways and Traffic and foul water discharge to be discussed and agreed with United Utilities. A lighting scheme to be put forward for consideration for the new development. A review of the existing lighting levels on All Hallows Road to be undertaken as part of this and the developer will have to pay for the accrual of all new illuminated street furniture and the scheme must make allowance for this. A rumble strip shall be provided at the entrance to each road with a 450mm gap for cyclists.

The houses are likely to be marketed to young families. The site despite scoring a medium score for accessibility is not that accessible by public transport. The bus service that does operate is a half hourly service operated by a private operator. The previous advice has been for each unit to have at least two car parking spaces but this has not been done as the impact of driveway parking was considered not to be in keeping with the scheme resulting in some units have two spaces with others only having one. Due to the accessibility score, a reduction in the number of spaces proposed can be justified but in reality parking supply may not necessarily meet demand resulting in a demand for on-street parking over the new constructed footway/verge areas, possibly to the detriment of highway safety. It is therefore, considered appropriate that the scheme (as part of a S278 agreement) pays for a traffic regulation order along All Hallows Road extending across the development frontage between All Saints Road and the Montgomery school boundary.

A number of low level planted verge areas are shown along All Hallows Road, there is a requirement for some or all of these to be reviewed as the scheme has not taken into account the islands in the lay-by where street furniture is situated. It is queried who will be responsible for the grass areas and low level planting areas. There are existing signs relating to the traffic calming scheme in operation further along All Hallows Roads, the signs are in accordance with the Traffic Signs Regulations and General Directions 2002 and must be retained to highlight the traffic calming features.

The existing bus stop in the lay-by should be retained but in a slightly different location, details to be agreed and this will form part of a scheme for off-site highways works. The removal of the lay-by and new alignment of the footway on All Hallows Road will require a S278 agreement or hybrid S38/S278 Agreement. The agreement should allow for the following:

- a). Removal of layby with conversion to carriageway construction (part) including vehicle access crossings.
- b). New alignment of footway.
- c). Retention and re-positioning of existing street furniture
- d). Re-positioning of bus stop
- e). Creation of new access for estate roads.
- f). Provision for street lighting review/change.
- g). Provision of a Traffic Regulation Order. The scheme must make allowance for processing a legal order, a fee of £1000 will apply plus the actual costs of marking the TRO.

A Demolition Plan/ Construction Management Plan should be conditioned.

**Contaminated Land Officer:** the land remained undeveloped until the later 1950's when the flats were built. There were ponds on the site which were filled in with unknown materials and the flats were constructed using asbestos based materials. Therefore a desktop study is required.

**United Utilities (Water):** No objections, however the site should be drained on a separate system and to reduce the volume of surface water the use of permeable paving is encouraged. A public sewer crosses the site and building over it will not be permitted and furthermore a 5 metre access strip either side of the centre line will be required. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary.

**Electricity North West Ltd:** No comments 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.

**Waste Manager:** No comments 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.

**Police Architectural Liaison Officer:** No comments 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.

**Housing Strategy Manager:** No comments 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.

### **PUBLICITY AND REPRESENTATIONS**

Press notice published: 6 November 2014

Site notice displayed: 6 November 2014

Neighbours notified: 4 November 2014

One letter of objection has been received from 35 Fairfax Avenue in relation to the following matters:-

- Plot 24 has windows and door on its eastern elevation looking directly into the adjacent garden and home removing any privacy at the rear of their property.
- whilst they support the development in principle it cannot be acceptable on the basis of the impact of plot 24.
- The Human Rights Act states a person has the right to peaceful enjoyment of all their possessions including their home and land, and also has a substantive right to respect for their private and family life.
- It is suggested that windows be placed on the western elevation and/or a 7-8 foot fence or wall erected or the bungalow itself could be re-positioned.
- A sycamore tree within their garden is not shown on the proposed plans and this, along with other trees adjacent the site, should be unaffected by the development.
- The local area also floods during heavy rain and the Environment Agency should be consulted.
- There is some concern regarding the removal of asbestos from the site.

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

### **NATIONAL PLANNING POLICY FRAMEWORK**

**The National Planning Policy Framework (NPPF)** states that the purpose of the planning system is to contribute towards sustainable development. There are three strands to sustainable development namely economic, social and environmental. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

The document confirms the presumption in favour of sustainable development and sets out 12 core planning principles including 'delivering a wide choice of high quality homes', 'requiring good design', 'promoting healthy communities' and 'conserving and enhancing the historic environment'.

### **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:

BH3- Residential and Visitor Amenity  
BH4- Public Health and Safety  
BH6- New Open Space Provision  
BH10- Open Space in New Housing Developments  
LQ1- Lifting the Quality of Design  
LQ2- Site Context  
LQ3- Layout of Streets and Spaces  
LQ4- Building Design  
LQ5- Public Realm Design  
LQ6- Landscape Design and Biodiversity  
LQ7- Strategic Views  
LQ8- Energy and Resource Conservation  
LQ9- Listed Buildings  
HN4- Windfall Sites  
HN6- Housing Mix  
HN7- Density  
HN8- Affordable and Specialist Needs Housing  
NE10- Flood Risk  
AS1- General Development Requirements  
SPG 11- Open space requirements

### **EMERGING PLANNING POLICY**

The Core Strategy Proposed Submission was agreed for consultation by the Council's Executive Committee on 16 June 2014 and by the full Council on 25 June 2014. The document was published for public consultation on 4 July 2014 for a period of eight weeks. This consultation period has now closed and the document has been submitted to the Planning Inspectorate for consideration and an Examination in Public in 2015.

The Proposed Submission has been informed by up-to-date evidence, including a new Fylde Coast Strategic Housing Market Assessment 2013 (SHMA), which provides an up-to-date assessment of housing needs for Blackpool and the Fylde Coast, and a 2013 Strategic Housing Land Availability Assessment (SHLAA) Update. The housing figure in Policy CS2 has been revisited in order to consider the Strategic Housing Market Assessment outcomes as well as other evidence, including the alignment of housing growth to economic prosperity and the level of housing considered realistic to deliver in the Borough. The 2013 Strategic Housing Land Availability Assessment Update demonstrates a five-year housing supply in accordance with the requirements of the National Planning Policy Framework.

Policies in the Proposed Submission which are most relevant to this application are:

- CS2 Housing Provision
- CS7 Quality of Design
- CS9 Housing Mix, Density and Standards

None of these policies conflict with or outweigh the provisions of the adopted Local Plan policies listed above.

## **ASSESSMENT**

### **Principle of the Development**

The site has no specific allocation in the Blackpool Local Plan 2001-2016 and has not been identified as a site which has potential for housing development in the 2013 Strategic Housing Land Availability Assessment Update which supports the Core Strategy Proposed Submission. The site does not therefore contribute towards meeting the Council's requirement to identify a five year housing land supply. However, the site has a long established residential use and therefore the replacement of the existing 44 run down and now vacant flats with 31 new dwellings in the form of good quality, attractive family housing and bungalows is to be welcomed subject to the details being considered acceptable.

### **Design/ Impact on Listed All Hallows Church**

Whilst the design and appearance of the development is always a key consideration, design is even more important in this instance given that the site is opposite the Grade 2 Listed All Hallows Church which has stone walls and a pitched slate roof, a low pebble boundary wall and hedge enclosing the site from All Hallows Road and is set within well landscaped grounds. The church pre-dates modern Blackpool and is a reflection of the former semi-rural character of the area.

The architects have attempted to incorporate appropriate detailing into the dwellings reflecting the location of the application site opposite the church. Whilst the proposal as submitted incorporates a reasonable level of detailing further improvements and specifications have been sought which would improve the profiling and appearance of the dwellings. Subject to these amendments and, importantly, the agreement of facing materials, which will be dealt with via condition, the proposal is considered to be of sufficient quality to reflect its location opposite the listed church and in accordance with relevant local plan policies including LQ1, LQ4 and LQ9.

### **Site Layout**

There are 44 dwellings on the site at present and this number would reduce down to 31 dwellings although all the new dwellings would be houses and bungalows rather than flats and maisonettes. The site density accordingly reduces from 58 per hectare to 41 per hectare. At present the existing three storey buildings are set within an open plan grassed site with ample space around the buildings, there is also a footpath crossing the site connecting All Hallows Road and Cranbrook Avenue. The proposed layout makes a much more efficient use of the site whilst maintaining open plan character of the site. The two existing mature trees will be retained as part of an incidental open space provision and new feature stone walls are shown either side of two new access roads to All Hallows Road. Other proposed landscaping details and boundary treatment will be dealt with by way of condition.

The site layout has been designed around the constraints of the two utility buildings which are to remain, the public sewer (requiring a 10 metre easement) and the retention of the footpath link

between All Hallows Road and Cranbrook Avenue. One of the key features of the layout has been to provide dwellings which front onto All Hallows Road (14 houses front All Hallows Road) but also two of the bungalows front onto All Saints Road and Cranbrook Avenue. The site layout is considered acceptable and in accordance with relevant local plan policies including LQ2.

### **Amenity**

Given that the site is bounded by both houses and bungalows fronting Cranbrook Avenue, Fairfax Avenue and All Saints Road, the impact and relationship with adjacent dwellings has been a key issue and four of the five proposed bungalows are adjacent existing residential boundaries, in part, to minimise the impact of the proposal. It is also worth noting that existing buildings on the site are three storeys and the proposed dwellings will be single and two storeys.

The one objector to the application comments on plot 24 in particular, which is between one and three metres from the objector's rear boundary, although the dwellings themselves would be over 20 metres apart. It has not been possible to re-position this bungalow due to the sewer easement requirement, however unlike the other bungalows the bedrooms on this plot are positioned to the rear and open plan living room to the front to try and protect privacy, and subject to a solid dividing boundary fence between the respective dwellings the relationship is considered acceptable and in accordance with Policy BH3 of the local plan. It is not considered that there are any breaches of the neighbour's human rights.

### **Highway Safety/ Car Parking**

The proposal involves the creation of two new access roads off All Hallows Road and a new access road off Cranbrook Avenue, whilst other dwellings are served directly off either All Hallows Road, All Saints Road or Cranbrook Avenue. At present there are no off-street parking facilities for the existing flats although there are parking lay-bys outside the site on All Hallows Road which includes a bus-stop. The proposal would provide 18 of the dwellings with two off street parking spaces with 13 of the dwellings having a single off street parking space. This is considered to be an acceptable provision given the accessibility of the site in terms of proximity to Bispham village, Gala playing fields, St Bernadette's Primary School, Montgomery High School, The Red Lion Public House, All Hallows Church, and also to bus services on All Hallows Road, Ashfield Road and in and around Bispham village.

It is considered important to balance the off street parking requirements of the development with the desire for some greenery to the front of the dwellings, to provide an attractive setting to the development, so that the areas to the front of the dwellings are not overly dominated with tarmac and cars. The proposal is considered to accord with relevant local plan policies including LQ1 and AS1.

### **Other Issues**

Any approval of the application will be accompanied by a number of conditions relating to a number of matters requiring subsequent approval, including drainage (both surface water and foul), the appropriate contribution towards public open space provision, contaminated land, archaeology and conditions to protect the open plan design and the dwellings from potentially unsympathetic and unneighbourly extensions. This will ensure that the development satisfies all the relevant requirements and both local and national planning policies.

## **CONCLUSION**

The proposal is considered to be a good quality sustainable development of a brownfield site, which is in need of re-development, and in accordance with all relevant local plan policies and national planning policy including the National Planning Policy Framework. It is well located for local facilities and services and the proposed dwellings relate satisfactorily to its neighbours including the adjacent listed church and adjoining houses and bungalows.

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

See condition 4 of this report which requires payment of the appropriate contribution towards public open space provision and maintenance as set out in SPG 11 and Policy BH10 of the adopted Local Plan.

## **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.

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

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ4 of the Blackpool Local Plan 2001-2016.

3. 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.

4. The development authorised by this permission shall not begin until the Local Planning Authority has approved a scheme to secure the provision of or improvements to off-site open space together with a mechanism for delivery, in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

Reason: To ensure sufficient provision of or to provide sufficient improvements to open space to serve the dwellings in accordance with Policy BH10 of the Blackpool Local Plan 2011-2016 and Supplementary Planning Guidance Note 11 "Open Space Provision for New Residential Development"(SPG11).

NOTE – The development is of a scale to warrant a contribution of £27,176 towards the provision of or improvement to off-site open space and management of the open space provision, in accordance with Policy BH10 of the Blackpool Local Plan 2001-2016 and SPG 11. The Applicant(s) should contact the Council to arrange payment of the contribution.

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

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

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 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.

7. 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.

8. (a) No development or other operations shall commence on site until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved scheme are in place.

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

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

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

9. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: The site is within an area where there may be important features of archaeological interests and so appropriate investigation and safeguarding is necessary in accordance with the National Planning Policy Framework

(To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site. This recommendation is in accordance with National Planning Policy Framework, para. 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.)

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no enlargement of the dwelling/s the subject of this permission shall be carried out without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse which fronts or is side onto a road.

Reason: The development as a whole is proposed on an open plan layout and a variety of individual walls/fences would seriously detract from the overall appearance of the development and would be contrary to Policy LQ2 of the Blackpool Local Plan 2001-2016.

12. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how it will be maintained and managed after completion

Reason: The site is just below the 1 hectare threshold that would require a surface water flood risk assessment in line with the National Planning Policy Framework, in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.

13. Prior to the commencement of the development, details of foul and surface water drainage and means of disposal shall be submitted to and approved in writing by the Local Planning Authority. Surface water discharging to the public combined water sewerage system must be attenuated to a maximum discharge rate that mimics the existing flows plus 10 per cent betterment to combat the effects of climate change. The development shall be completed, maintained and managed in accordance with the approved details.

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

**Advice Notes to Developer**

Not applicable