

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

Application Reference: **14/0769**

WARD: Victoria
DATE REGISTERED: 20/10/14
LOCAL PLAN ALLOCATION: Protected School Playing Fields/Grounds

APPLICATION TYPE: Full Planning Permission
APPLICANT: Morgan Sindall PLC

PROPOSAL: Erection of new three storey school including sports hall, MUGAs and external learning areas with associated bin/cycle store, landscaping, car parking, access and boundary works following demolition of existing school buildings.

LOCATION: SOUTH SHORE ACADEMY, ST ANNES ROAD, BLACKPOOL, FY4 2AR

Summary of Recommendation: Grant Permission

CASE OFFICER

Gary Johnston

INTRODUCTION

This application and the application for the Hawes Side Academy (14/0767 refers) have evolved out of discussions with the schools and the Education Funding Agency as part of the Priority School Building Programme (PSBP). There are 12 schools in the North West batch of the Programme and each proposal involves the retention of the existing school until the new school is constructed. A pre application consultation event was undertaken by the applicants on 11 September 2014 between 4 and 7 pm.

SITE DESCRIPTION

This application relates to the South Shore Academy site on the western side of St Annes Road. The site extends to some 6.36 hectares. It is bounded by Yeadon Way to the west, the Palatine Library and Leisure Centre to the south, St Cuthbert's School, Homebase, the TA centre and an Electricity North West installation to the north. There are houses/flats and part of a local centre on the eastern side of St Annes Road. The site is allocated as Playing Fields and Sportsgrounds on the Proposals Map to the Blackpool Local Plan 2001-2016 (Policy BH7)

The site comprises the existing school buildings which are set back from St Annes Road. They are a mixture of one, two and three storey of different styles and ages. There are four access points to the school from St Annes Road - two for vehicles and two for pedestrians. There are 85 car parking spaces in two areas plus six spaces are used at the Palatine Leisure Centre. St Annes Road is some 11 metres wide and has bus stops on both sides (services 7 and 22 go down St Annes Road) and there are two zebra crossings on St Annes Road. The current school accommodates 812 pupils (but has a capacity for 985) and has 91 members of staff.

DETAILS OF PROPOSAL

The proposal is to erect a new three storey school building and part single storey/part two storey sports hall to the west of the existing school buildings. This would enable the existing school to be retained on the site whilst construction takes place. The school building would be rectangular and would measure 54.9 metres by 41 metres by 12 metres high. The sports hall would measure 33.5 metres by 33.5 metres by between 5.8 and 10.2 metres high. The school would be of brick, render and cladding construction and the sports hall would be a mixture of brickwork and cladding.

The ground floor of the school building would comprise the main hall, drama studio, library, graphics studio, music studio, kitchen, workshops and offices. The first and second floors would comprise the classrooms. The school will accommodate 900 pupils and by 2019 there would be 104 members of staff. 84 car parking spaces are to be provided in three areas with the main area accommodating 66 vehicles. The 84 spaces would comprise 78 standard car parking spaces and 6 accessible spaces. There would be 3 motorcycle parking spaces, 80 covered cycle spaces and a further ten uncovered spaces. The existing minibus garage would be retained. As the new school/sports hall would be set to the west of the existing school buildings once these are demolished additional sports facilities would be provided. There would be a defined pedestrian route to the main entrance of the school with landscaping either side.

The application is accompanied by the following documents -

- A Planning, Design and Access Statement
- Sustainability and Energy Statement
- Flood Risk Assessment
- Construction management statement and associated construction traffic map
- Ecological Impact Assessment
- Arboricultural Survey
- Geo Environmental Desk Study
- Rapid Cultural Heritage Desk Based Assessment
- Environmental Noise Report
- Ventilation Statement
- Utility Statement
- Phasing Plans
- Travel Plan
- Transport Statement

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 of the development
- impact on residential amenity
- impact on highway and pedestrian safety
- drainage

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

CONSULTATIONS

United Utilities Plc (Water) - Has no objections in principle, however United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region. In accordance with the National Planning Policy Framework and Building Regulations, the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. We would ask the developer to consider the following drainage options in the following order of priority: an adequate soak away or some other adequate infiltration system, (approval must be obtained from local authority/building control/Environment Agency); or, where that is not reasonably practical a watercourse (approval must be obtained from the riparian owner/land drainage authority/Environment Agency); or, where that is not reasonably practicable a sewer (approval must be obtained from United Utilities).

To reduce the volume of surface water draining from the site we would promote the use of permeable paving on all driveways and other hard-standing areas including footpaths and parking areas. As United Utilities will have no objection to the proposal and we do not request that any specific conditions are attached to any approval. A separate metered supply to each building will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999. Should this planning application be approved, the applicant should contact our Service Enquiries regarding connection to the water mains or public sewers.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offer a fully supported mapping service and we recommend the applicant contact our Property Searches Team to obtain maps of the site. Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Electricity North West Ltd -We have considered the above planning application and find it could have an impact on our infrastructure. The development is shown to be adjacent to or to 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, 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 ENWL 33000, 6600 and 400 volt cables in the public highway on St Anne's Rd, close to the building line of the proposed development.
- There is an ENWL Low voltage 400 volt service cable supplying the existing school building, crossing the proposed development site.
- There is an ENWL distribution substation (Victoria – 423605) in close proximity to the proposed building line, with multiple 6600 volt cables emanating from the substation.

- There is an ENWL 400 volt mains cable within the development boundary on the fence line between the proposed development and St Cuthbert's and Palatine Children's Centre.

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.

Sustainability Manager -Has no objections in principle but has the following comments on the Ecological Impact Assessment. I agree with the conclusions given in section 5.2.2 of the Ecological Impact Assessment. Although no bats were seen using the existing buildings there is however some small likelihood of bats being present and so the following precautions should be taken during any works. The removal of roofing materials should be undertaken by hand with the features being lifted rather than dragged to ensure no hidden bats are killed or injured. Workers are to be made aware of the potential for the presence of bats and/or any accumulations of droppings beneath the features they are stripping. Bat droppings are typically dry and crumble to a fine dust when crushed, small shiny fragments of insect wings can be seen. If a bat or accumulation of droppings is discovered at any time during demolition all work is to temporarily cease in that area until an experienced bat ecologist can be consulted. This can be the consultant who undertook the original survey, any other licensed bat worker, or the Bat Conservation Trust (BCT). If it is necessary to capture a bat to remove it to safety, this should be undertaken with gloves or a light cloth, gently capturing the bat and containing it whilst the advice of the bat worker is sought. Thereafter, following on-site advice of the bat worker will ensure there is no breach of the legislative protection afforded to roosting bats. Mitigation for loss of potential suitable roosting sites for bats can easily be achieved by the provision of bat boxes either within the new building and/or on nearby trees. Birds Mitigation could also include the provision of nest boxes within the building for House Sparrows, particularly as there is provision in the landscape plan for hedgerow and shrub planting, and Swifts. Nest cavities should be sited away from windows and walkways so that droppings are not a nuisance or health hazard. In terms of the Landscape planting scheme I am pleased to see the majority of trees on site will be retained. The planting schedule should include Alder Buckthorn (*Rhamnus frangula*) in the native hedgerow and shrub planting areas to attract the brimstone butterfly which is currently in the process of colonising the Fylde.

Contaminated Land Officer - The land has previously been used in agriculture and allotments, with watercourses running close to the railway line, also due to the age of the building and the construction methods used at the time there is a potential likelihood that contamination may be present. Therefore a Phase 1 Study is requested to show the likelihood, if this shows that there is a potential then a Phase 2 Intrusive Study is required and must be provided to the Local Authority before works commence. If the Phase 2 shows that there is contamination present, a remediation strategy and validation report need to be carried out.

Children and Young People's Department - no comments received at the time of writing this report. Any comments received will be reported in the update note

Environment Agency - We have no objections in principle to the proposals and would like to make the following comments: The proposed development will be acceptable if a planning condition is included requiring the following drainage details.

Condition - 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 the scheme shall be maintained and managed after completion.

Reason - To prevent the increased risk of flooding, both on and off site. Informative To comply with current SUDS guidance, the first 5 mm of rainfall must infiltrate. The applicant should consider using pervious paving.

Police Architectural Liaison Officer -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. Within the last 12 months period, in the Blackpool policing area there have been 38 reported crimes at educational buildings including nurseries/schools/sixth forms.

In order to reduce the risk of crime and anti-social behaviour (ASB) affecting the pupils, staff, visitors and local community, the school should be designed in accordance with the principles of Secured By Design and incorporate the following recommendations.

- There are no details within the application of the CCTV system type or coverage. Comprehensive coverage is required to the perimeter of the building as the boundary treatments will not be sufficient to protect the school and grounds from unauthorised access. The system must be compatible with the lighting source and capable of recording clear images in darkness. Further details are required. Internally CCTV cameras should be located in the reception area, stairwells and main footfall corridors for the protection of staff and pupils.
- Schools are sometimes targeted for arson attacks – the louvered vents should be located and designed so that items cannot be pushed/dropped inside that could set fire to the buildings. Letter boxes should also be designed so that anything posted through is contained within a fire proof box to protect the school.
- All external doors should be certified to PAS 24:2012 or an alternative enhanced security standard and have laminated glazing in all glazed panels.
- All ground floor windows and those can be easily accessed elsewhere should be certified to PAS 24:2012 and have 6.8mm laminated glazing to protect against burglary attempts.
- A comprehensive intruder alarm should be installed along with panic button in each class room (for protection of staff and pupils) which is linked to an Alarm Receiving Centre.
- The IT equipment stores should not have windows as they would give a view of items stored inside. These stores should be well secured with enhanced security doors.

Access control arrangements at the main entrance have been designed to restrict access into the main circulation areas of the school to those authorised to do so and further restricts access to teaching areas. Should planning permission be granted, I ask that the above recommendations be made a security condition, in order to reduce the risk of crime affecting the school, pupils, staff, visitors and local area, thereby promoting safer communities and reducing avoidable demand on policing resources.

Waste - Commercial - no comments received at the time of writing this report. Any comments received will be reported in the update note.

Sport England - Has no objections in principle. The proposal would involve the loss of 5466 sq metres of playing field. However in mitigation the following would be provided -

- A new four court sports hall with activity studio
- A mini football 3G(rubber crumb) artificial grass pitch which could be subdivided into two training pitches would be provided
- a community use agreement is proposed

Suggest two conditions:

Condition - No development of the sports hall/changing rooms and Artificial Grass Pitch shall commence until details of the design and layout of the sports hall/changing rooms and Artificial Grass Pitch have been submitted to and approved by the Local Planning Authority(in consultation with Sport England). The sports hall/changing rooms and Artificial Grass Pitch shall then be constructed in accordance with the approved details and shall be retained as such

Reason - To ensure that the development meets the requirements of paragraph 74 of the National Planning Policy Framework.

And

Condition - Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access by non-school users/ non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy BH7 of the Blackpool Local Plan 2001-2016.

Head of Environmental Protection Service - Having examined the documentation Environmental Protection have no adverse comments to make on this application.

Head of Transportation - Has no objections in principle but has the following comments to make

1. It appears that the proposed parking provision will meet current demand, (78 spaces) however the new provision will lead to a shortfall in 2019 due to the pupil intake increasing. Parking provision should be increased to accommodate the maximum number of staff on site now and in the future. I would like to see evidence if this has been considered. There may be the option to utilise part of the Leisure Centre car park as agreed previously -has this been done and what agreement, if any has been reached?. Visitor parking to be introduced and some car share spaces to be provided in line with the Travel Plan - A Travel Plan should be conditioned.

2. Vehicle access point at one location is shown to be widened, initially for construction activities and then for the main use of the site. This will require works to the public highway. Details to be agreed with the Head of Transportation and any agreed works to be implemented prior to works commencing on site.

3. The Bin store is shown at the furthest point from the public highway, an existing arrangement, and requires a refuse collection vehicle to travel a significant distance from the edge of the highway and will have to manoeuvre tight corners. If the bin store is left where it is shown, I would like to see evidence of how the refuse collection vehicle (and minibuses) will gain access.

4. Cycle parking is shown, details should be agreed.
5. Part of the car park is shown to operate one-way, the flow has been amended and some additional text and/or signage will reinforce the movements permitted.
6. The name of the school has changed; some years ago the Council funded a route to school scheme (on bike). These signs have not been replaced with the new name of the school. There are no plans to remove this signed route and as the school decided to change its name feel it appropriate for either the school or this scheme to fund the necessary changes to the signs - it is not necessary for the works to be done under a S278 agreement, however, I would like to see a scheme for replacement of this signs.
7. Details have been given in the Transport Assessment relating to construction traffic. Detailed comments will be provided on submission of a proper Construction Management Plan which should be conditioned. Some key areas to consider will be the following - Access, construction routing and access and how this interfaces with school times, hours of working, staff parking, joint dilapidation surveys, wheel washing facilities, noise, dust, vibration.

PUBLICITY AND REPRESENTATIONS

Press notice published: 6 November 2014

Site notice displayed: 30 October 2014

Neighbours notified: 29 October 2014

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

In March 2012, the National Planning Policy Framework (NPPF) was published. This document sets out the Government's approach and expectations with regard to planning and development. It places heavy emphasis on sustainable development and the need for the planning system to be proactive in driving economic growth. There is a presumption in favour of development where there are no over-riding material considerations. In particular, paragraph 72 states that Local Planning Authorities should give great weight to the need to create, expand or alter schools to widen choice in education. The Framework also makes it clear that all developments should be of a high standard of design. (paras 56 - 65).

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:

- LQ1 Lifting the Quality of Design
- LQ2 Site Context
- LQ4 Building Design
- LQ6 Landscape Design and Biodiversity
- LQ8 Energy and Resource Conservation
- BH3 Residential and Visitor Amenity
- BH7 Playing Fields and Sports Grounds
- NE5 Other Sites of Nature Conservation and Environmental Value
- NE6 Protected Species
- NE7 Sites and Features of Landscape, Nature Conservation and Environmental Value
- NE10 Flood Risk
- AS1 General Development Requirements (Access and Parking)

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 4th July 2014 for a period of eight weeks. The consultation has now ended and the document has been updated and was submitted to the Planning Inspectorate on 19 December 2014 for examination in Spring 2015. Paragraph 216 of the National Planning Policy Framework allows relevant policies to be given weight in decision-taking according to the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework. Overall, a limited number of representations were received to the Proposed Submission document. Of those representations made expressing concern with the proposed policies, it is not considered that the issues raised justify the need for modifications to be made to the policies prior to submission (other than minor modifications to improve clarity for example). Therefore, the Council considers that, due to the advanced stage of the Core Strategy all relevant policies to this development should be given considerable weight in decision making.

Emerging policies in the Core Strategy Submission version that are most relevant to this application are:

CS1- Strategic location for development
CS5 - Connectivity
CS6 - Green Infrastructure
CS7 - Quality of design
CS9 - Water management
CS10 - Sustainable Design and Low Carbon and Renewable Energy
CS15 - Health and Education

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

ASSESSMENT

Principle of the development

Para 72 of the National Planning Policy Framework (NPPF), Policy 20 of the Blackpool Local Plan 2001-2016 and Policy CS15 of the Blackpool Local Plan (Core Strategy) are supportive of the principle of providing new educational facilities. In addition a core theme of the National Planning Policy Framework is sustainable development. The redevelopment of outmoded school facilities to provide modern facilities and an improved learning environment is therefore acceptable in principle. The school comprises a mixture of one, two and three storey buildings of differing ages and the plan is to amalgamate all facilities in a three storey building with a separate sports hall which would be built to the west of the existing school buildings.

In common with other schemes within the town there is a need to retain the existing school whilst the new build is undertaken to avoid decanting children to other schools or using temporary accommodation on the site and hence the siting of the school is considered acceptable in principle to help with this aim. This would involve the new school encroaching on the existing school playing field. However the school is fortunate in having a large area of playing field attached to the school buildings. Members will note that Sport England has no objection in principle to the location of the

new school even though it would involve the loss of 5466 sq metres of playing field. This is principally because of the mitigation measures proposed which would in effect improve sporting facilities at the school and offer the potential for community use. The principle of the development is therefore considered acceptable and in accordance with para 74 of the National Planning Policy Framework.

Design of the development

Paras 56 -65 of the NPPF, Policies LQ1 - 4 of the Blackpool Local Plan and Policy CS7 of the Blackpool Local Plan (Core Strategy) all deal with the subject of design. It has to be remembered that the budget for new schools available through the Education Funding Agency is not the same as was available through the Building Schools for the Future programme. The main school building would be three storeys and would essentially be a rectangular block. Red brickwork and white render would be used for the bulk of the building to tie it in with the surrounding environment, although the use of contrasting coloured panels would help to break up the mass of the building as would the recessing of the windows. Externally the use of hard and soft landscaping would assist with softening the setting of the building. There would be an entrance feature on the front elevation of the building and a pedestrian 'avenue' would be formed in front of the building to correspond with the entrance feature and create a focal feature. Given its three storey appearance and the materials proposed it is considered that the building would respond to its setting which is mixed in character, although it is acknowledged that it would not be the same quality internally and externally as the Highfield Humanities building. The sports hall would be a mixture of brickwork and cladding which is considered acceptable

Impact on residential amenity

The proposed school building would be approximately 140 metres to the west of the nearest properties on St Annes Road and the sports hall would be approximately 130 metres away. There would be a sports pitch between the sports hall and the residential properties but this would be some 60 metres away from the nearest houses. Given the distances involved it is not considered that the proposal would have a significant impact on the amenities of nearby residents. In addition pupil numbers will only increase by approximately 90 once the new school is operational and this number is not considered significant in terms of impact on residential amenity

Impact on highway and pedestrian safety

The parking standards require 1 parking space per classroom. In this case there would be 35 classrooms and 78 car standard parking spaces plus six accessibility spaces. In addition there would be one minibus garage, one motorcycle parking space and 80 covered cycle parking spaces and ten uncovered spaces. This level of provision is considered acceptable based on the standards and would be assisted by an update to the School Travel Plan. Segregating servicing vehicles should also assist with highway and pedestrian safety.

There is bound to be some disruption in terms of the use of the local highway network given the need to retain the school on site whilst constructing the new school but it hoped to mitigate this impact through a Construction Management Plan. Overall, the proposal is considered to be consistent with Policies AS1 and AS2 of the Local Plan.

Drainage

The proposal would involve a reduction in roof area but would increase the area of hardstanding on the site. The former would assist in terms of surface water runoff and the latter offers the potential to use pervious materials to allow rainwater to percolate rather than run off. In addition it is proposed to provide an attenuation tank for surface water to store some surface water on site and control the rate of surface water discharge to the sewer system. Members will note that the

Environment Agency and United Utilities have no objection in principle to the drainage strategy proposed for the site. As proposed the scheme is not at risk of flooding should not cause flooding elsewhere and hence it is considered acceptable in terms of Policy NE10 of the Local Plan.

Other Matters

The building has been designed in terms of energy use and the need to reduce energy consumption. All existing trees on the site should be capable of being retained. A bat survey has been undertaken of the existing school buildings and no bats have found to be present in the roof spaces. The landscaping proposals are considered acceptable in terms of Policy LQ6 of the Local Plan and the applicant's agent has confirmed the inclusion of Alder Buckthorn in the scheme as recommended by your Sustainability Manager. There are no protected species on the site and no significant plant species given that the bulk of the site is mown grassland. It is proposed to create a habitat area upon demolition of the original school building which should assist with biodiversity. The applicant's agent has also confirmed that Bird and Bat boxes will be provided as part of the development. The application has been screened in terms of Environmental Impact and it has been concluded that although the project is a Schedule 2 project it does not require an Environmental Statement as it is only of local importance and is not near any sensitive area (e.g. SSSI).

A Construction Management Plan is proposed and this should be finalised in discussion with your officers and the Head of Transportation. The applicant's agent has confirmed that there would be no deliveries to the site before 7.30 am. It is suggested that the comments of the Police are incorporated in an advisory note should planning permission be granted. The floor level of the ground floor of the building is likely to be set at 150mm above the existing ground level. This is not considered significant and should not impact on the amenities of residents on the opposite side of St Annes Road given the distance the buildings would be set back from the road.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

None

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. Details of the surfacing materials to be used shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development.

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

4. 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.

5. Prior to the development hereby approved being first brought into use the secure cycle storage provision shown on the approved plans shall be provided 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.

6. 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.

7. (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.

8. 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.

9. 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.

10. 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 the scheme shall be maintained and managed after completion.

Reason : To prevent the increased risk of flooding, both on and off site in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.

11. No development of the sports hall/changing rooms and Artificial Grass Pitch shall commence until details of the design and layout of the sports hall/changing rooms and Artificial Grass Pitch have been submitted to and approved by the Local Planning Authority(in consultation with Sport England). The sports hall/changing rooms and Artificial Grass Pitch shall then be constructed in accordance with the approved details and shall be retained as such

Reason: To ensure that the development meets the requirements of paragraph 74 of the National Planning Policy Framework and in accordance with Policy BH7 of the Blackpool Local Plan 2001-2016.

12. Prior to the development being brought into use a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access by non-school users/ non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development and shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy BH7 of the Blackpool Local Plan 2001-2016

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.