

COMMITTEE DATE: [09/03/2015](#)

Application Reference: 15/0002

WARD: Norbreck
DATE REGISTERED: 23/12/14
LOCAL PLAN ALLOCATION: No Specific Allocation

APPLICATION TYPE: Full Planning Permission
APPLICANT: Newfield Construction Ltd

PROPOSAL: Erection of a part two, part four and part five storey building to form 15 self-contained permanent flats with associated balconies, roof gardens, landscaping and boundary treatment, vehicle access and car parking facilities for 23 vehicles.

LOCATION: SITE OF FORMER NORBRECK CASTLE FILLING STATION, QUEENS PROMENADE, BLACKPOOL, FY2 9AB

Summary of Recommendation: Grant Permission

CASE OFFICER

M Shaw

INTRODUCTION

This site has been the subject of several planning applications for residential re-development going back to 2002 and there have been three planning permissions granted in 2006, 2008 and 2010 under reference numbers 06/0882, 08/0507 and 10/0635, respectively, all involving the erection of 15 apartments on the site. The current application is in fact identical to the 2010 planning permission ref: 10/0635.

SITE DESCRIPTION

The application site is a former petrol filling station located in front of the northern end of the Norbreck Castle Hotel adjacent Queens Promenade, on land that lies approximately 1.8 metres lower than the northern wing of the hotel at its lowest point. The application site is 0.148 hectares (1480 sqms) and at present has two vehicle access points from Queens Promenade. The primary entrance located immediately to the north of the site and shared with the hotel and a secondary entrance located to the south west of the site providing access directly onto Queens Promenade. The site has been fenced off for several years pending re-development and has been the subject of enforcement action in 2006 due to the poor condition of the land.

DETAILS OF PROPOSAL

This full planning application seeks approval for the erection of 15 self-contained permanent flats (14 x 2 bed and 1 x 3 bed) in the form of a part two/ part four and part five storey building. At its lowest point, to the southern end of the site, the building would be approximately 6 metres high rising to 14.5 metres at the northern end of the building. At its closest point the rear of the proposed building

would be 26 metres from the Norbreck Castle Hotel increasing to 50 metres away at its furthest point. Vehicle and pedestrian access is shown from the existing access adjoining the northern boundary of the site, with surface level parking for 23 vehicles to the rear of the building including two mobility spaces.

The application is accompanied by Design and Access Statement, a noise survey and an Environmental Investigation report.

The Committee will have visited the site on 9 March 2015.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- Principle
- Design
- Amenity
- Highway Safety/ Car Parking
- Other Issues

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

CONSULTATIONS

Head of Transportation: 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.

Head of Housing and Environmental Protection Service: 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.

Contaminated Land Officer: Due to the historical use of the land a Phase 1 Desk Study is requested if this shows that there is a significant likelihood of contamination being present then a Phase 2 Intrusive Investigation is requested. These are to be submitted before works commence. If the Phase 2 shows contaminant levels higher than the recommended levels then a remediation strategy shall be submitted and approved by the Local Authority before development commences.

United Utilities (Water) wish to draw attention to the following as a means to facilitate sustainable development within the region. Drainage Comments 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.

Building Regulations H3 clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. 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.

Drainage Conditions United Utilities have no objection to the proposed development provided that the following conditions are attached to any approval:

Foul Water Condition Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed maintained and managed in accordance with the approved details.

Surface Water Condition Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

Police Architectural Liaison Officer (PALO): The Crime Impact Statement is formed based on local crime figures and trends, incidents reported to the police and community knowledge gathered from local policing teams. It is with this knowledge and policing experience that the recommendations made are site specific, appropriate and realistic to the potential threat posed from crime and anti-social behaviour in the immediate area of the development. Crime Risks Apartment buildings are often subjected to repeated crime and anti-social behaviour (ASB) which can be difficult and costly to tackle following completion of the build. It is essential to design out the opportunity for crime and ASB at the outset. Within the local area, crime in the last 12 month period includes 59 reported burglary offences, 36 auto-crimes, 37 criminal damage crimes and 43 theft related offences. These crimes target local dwellings and business. In the same period and location, there were 96 nuisance incidents reported to the police, including youths throwing stones at passing vehicles, quad bike nuisance and males doing graffiti on a building. These figures are medium to high and indicate that the development is likely to be at risk of crime and anti-social behaviour. In order to reduce the risk of crime and disorder affecting the quality of life of the residents, the following recommendations should be incorporated.

Main Entrance The access control and external doorsets should be vandal resistant, robust and able to cope with attempts to open them using bodily force (magnetic locks can be forced open if not of an adequate strength). This area must be well lit inside and out, with clear views from the foyer to deter anti-social behaviour such as loitering, graffiti and littering which would soon have a very significant and detrimental effect on the development. Safe delivery of mail must also be considered. Communal mail boxes can be a target of vandalism and theft, robust, vandal resistant mail storage must be chosen to guard against theft of mail.

Physical Security The front doors to individual flats should be certified to PAS 24 to protect the flats against burglary. Ground floor windows which are not well overlooked such as kitchen, bedroom 2 and bathroom of Apartment 1, and the window located between this area and the lift should be laminated and certified to PAS 24. All external entrances particularly at ground floor level should have lighting to reduce the risk and fear of crime. CCTV at entrances and communal stairways should be considered.

External Areas Defensible space is provided to the ground floor apartments along Queens Promenade. This is absolutely necessary to deter anti-social behaviour affecting the residents. The boundary treatments to the east and south are 1.8m high walls which is adequate to secure the development from these directions. The electronically operated gate accessing the car park should be 1.8m to secure the car park in the most vulnerable hours of darkness and the pedestrian access gate should be lockable. The walls with railings to the West and North should reach a combined minimum height of 1.5m with the railings being fixed to the outer edge of the wall to avoid creating a foothold to aid climbing over. This height is essential otherwise the security created by the 1.8m wall and electronic gates is significantly compromised. Balcony balustrades must be of a sufficient height to deter climbing over as the apartments would be at risk of burglary when the doors are open. The bin and cycle stores must be adequately secured with access available to residents only. Should planning permission be granted, in view of the illustrated crime risk, I ask that the above recommendations be made a security condition, utilising your powers under the below council policy and legislation, in order to reduce the risk of crime affecting the future residents, visitors and local area, thereby promoting safer communities and reducing avoidable demand on policing resources.

Waste: The plans for the floor layout have identified a bin chute and bin storage area. The developers would have to ensure that there is enough capacity in the bins for the flats to dispose of waste. Collections would be weekly. Bins would need to be purchased from the Local Authority.

PUBLICITY AND REPRESENTATIONS

Press notice published: 22 January 2015

Site notices displayed: 22 January 2015

Neighbours notified: 14 January 2015- four letters of objection have been received to the proposal on the following grounds:

410 Queens Promenade

The development is far too high and not in keeping with the surroundings. The developers seem to be maximising the site for profit and not in the interest of residents or the Norbreck Castle Hotel.

408 Queens Promenade

The building line of the proposed development is too far forward in relation to the residential housing to the north of the site, this will compromise the privacy of said residential housing. The proposed development is also too high overall and should be no higher than the residential properties to the north of the proposed development. (2 floor maximum) The original filling station on the site had only a small single story building on it. I feel the proposed development is far too big and should be rejected or made significantly smaller overall.

51 Waterhead Crescent

We note that the proposed development would be of five storeys, approximately 14.4 metres high. The development albeit a distance from our bungalow would have an overbearing presence towering above us, as the highest storeys of the flats are to be built closest to the residential properties, surely a 2 storey building would be more appropriate. We would object to the loss of sunlight which would directly impact on our solar panels which we had fitted to the roof to the rear of our bungalow in accordance with the green government initiative. The height and angle of the sun from December to February is at its lowest. If the proposed flats were built they would block the direct sunlight from the solar array, which has an open aspect at present, and also from our conservatory and lounge for the afternoon. We also have an issue with infringement of our privacy as the proposed development has north/northeast facing balconies overlooking our property.

400 Queens Promenade

The proposed development is far too high and has balconies on the north elevation that infringe the privacy of existing residents. Any proposed outlook should be restricted to the west elevation overlooking the sea only.

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' and 'promoting healthy communities'.

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:

AS1 - General Development Requirements
HN6 - Housing Mix
HN7 - Density
LQ1 - Lifting the Quality of Design
LQ3- Layout of Streets and Spaces
LQ2 - Site Context
LQ4 - Building Design
LQ6 - Landscaping and Biodiversity
BH3 - Residential and Visitor amenity
BH4 - Public Health and Safety
BH10 - Open space in new housing developments

SUPPLEMENTARY PLANNING GUIDANCE

SPG 11- Open Space: provision for new residential development and the funding system

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. After the consultation period closed the document was amended and has been submitted to the Planning Inspectorate for consideration and an Examination in Public in Spring 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 SHMA 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 SHLAA Update demonstrates a five-year housing supply in accordance with the requirements of the NPPF.

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

- CS2 Housing Provision
- CS7 Quality of Design
- CS9 Water Management
- CS9 Energy Efficiency and Climate Change
- CS10 Sustainable Design and Low Carbon and Renewable Energy
- CS11 Planning Obligations
- CS13 Housing Mix, Standards and Density

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

ASSESSMENT

Principle

The principle of the site being developed for residential purposes was first established in 2006 by the granting of planning permission (06/0882) with subsequent approvals granted in 2008 and 2010. The site is identified as a site which has potential for housing development in the 2013 Blackpool Strategic Housing Land Availability Study (SHLAA) Update which supports the Core Strategy Proposed Submission and contributes towards the town's current five year housing land supply. The 2010 planning permission granted on 22 December 2011 under ref 10/0635 expired on 22 December 2014 and the current application, which is identical, was submitted on 23 December 2014.

The proposal complies with Policy HN6 relates to housing mix which requires in developments creating four or more units, at least 50 per cent should contain two or more bedrooms. The scheme in this case contains primarily two bedroomed flats with one three bedroomed flat and is therefore in accordance with policy. Policy HN7 relates to the density of development. Government advice encourages housing development at 30-50 dwellings per hectare although higher densities of 50 or more should be sought at more accessible locations within walking distance of the town centre and along public transport corridors. The site area in this case is approximately 0.148 hectares and density of the scheme shown equates to about 101 dwellings per hectare and is considered acceptable as the site has a high level of accessibility.

Design

Policies LQ1 and LQ4 of the Local Plan seek to raise the quality of building design and seek to ensure that new development is of high quality and is appropriate in terms of its scale, massing and height. Policy LQ2 of the Local Plan relates to site context and states that new development proposal will be considered in relation to the character and setting of their surrounding area and should complement the prevailing design character of the surrounding area or be a high quality contemporary and individual expression of design. The external appearance of the proposed development is similar to that approved under both 08/0507 and is identical to planning permission 10/0635 and this proposal is still considered to be acceptable in design terms.

The design of the entrance however would benefit from some modelling and additional emphasis and it is recommended that details of the entrance and materials should be agreed by condition.

Policy LQ6 states that new development will be required to incorporate appropriate landscaping wherever possible and these details should be agreed by condition. The design and external appearance of the proposal is considered to accord with Policies LQ1, LQ2, LQ4 and LQ6 of the Blackpool Local Plan 2001-2016.

The proposal endeavours to take advantage of the westerly and southerly aspects with all apartments having private balconies and a smaller number having access to roof terraces.

Amenity

Policy BH3 of the Local Plan seeks to protect residential and visitor amenity and states that development will not be permitted where it would adversely affect the amenity of those occupying residential and visitor accommodation, or where the scale, design and siting of the proposed development would negatively affect privacy, outlook and levels of sunlight.

The 14.5 metre high northern wing of the Norbreck Castle would be the most significantly affected by residential development on this site, which is over 1 metre lower than the scheme approved under 08/0507. The proposed development is a part 2, 4 and 5 storey building located approximately 4 metres back from the front boundary. The rear of the proposed building at its closest point is located approximately 26 metres from the northern wing of the Norbreck Castle, 2.5 metres further away than approved under 08/0507.

The proposal is considered to have less of an impact on the Norbreck Castle compared with the previously approved under planning application 08/0507. The footprint of the apartment block is now smaller than was previously approved and this has brought the block slightly further away from the Norbreck Castle Hotel by approximately 2.5 metres and is over 1 metre lower in height.

The scale and dominance of the Norbreck Castle Hotel is such that the proposed site, although separately owned, currently appears as part of the wider hotel curtilage. This scheme will reduce the impact on the hotel compared to planning permission 08/0507 as the proposed building is smaller and further away from the hotel. A condition requiring a noise report to be carried out regarding potential levels of noise from the hotel is appropriate.

The proposed building will be over 40 metres away from the nearest residential property (400 Queens Promenade) and this distance is considered sufficient to ensure there will be no loss of privacy and no overlooking for either existing residents or the future occupiers of the proposed flats.

Highway Safety/ Car Parking

Policy AS1 of the Local Plan seeks to ensure that all new development provides safe and appropriate access to existing road network. Policy LQ3 of the Local Plan states that all new development will be expected to create or positively contribute towards a connected network of streets and spaces.

Vehicular and pedestrian access to the site is proposed from the existing access adjoining the northern boundary as per the previous application. As part of the proposal the developer will be required to enter into a Section 278 Agreement relating to off-site highway works to provide a right hand turn lane from Queens Promenade at the site entrance and to close up the existing site entrance on the western boundary of the site and make the footpath up to an adoptable footway

standard. The developer also intends provide pedestrian access onto Queens Promenade via the provision of a footpath from the site entrance to Queens Promenade along the northern boundary of the site.

The site is considered to be highly accessible and is well served by public transport. With regard to on-site parking provision, the applicant has provided a total of 23 parking spaces, two of which are mobility spaces and has also allocated an indoor area for cycle parking. Adopted car parking standards refer to a maximum provision of 1.5 spaces per apartment in highly accessible areas. This level of provision is therefore considered acceptable and accords with Policy AS1 of the Blackpool Local Plan.

The proposal provides a refuse storage area within the building and includes a bin chute. This provision of this refuse store should be controlled by condition.

The access arrangements proposed are considered acceptable to serve a residential development of this size and the levels of vehicle movement relating this use are likely to be significantly less than that related to the previous use of the site as a petrol filling station. Footpath access is provided from Queens Promenade. The block paviers provide a shared surface to be used by vehicles and pedestrians alike and considering the size of the development, it is considered a safe and suitable means of access for pedestrians to enter the apartment block.

Other Issues

The comments of the PALO have been passed onto the agent and a response is awaited which will be reported back via the up-date notes prior to the meeting.

CONCLUSION

The application seeks planning permission to renew of ref 10/0635 and the only significant change of circumstance is the inclusion of the site within the SHLAA report which identifies the site for housing. Notwithstanding the neighbour objections received, there are no planning grounds to warrant reversing the previous approval(s) and refusing planning permission for this development which would bring the site back into beneficial use and contribute towards the regeneration of the town and towards its future housing supply.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

The applicant will be required to pay a commuted sum of £10,664 towards the provision of public open space. This will be dealt with by condition.

The applicant will be required to enter into a Section 278 Agreement relating to highway improvements to provide a right hand turn lane from the Promenade at the site entrance and to close up the existing site entrance on the western boundary of the site and make the footpath up to an adoptable footway standard.

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. Notwithstanding the submitted plans, details of the materials to be used on the external elevations including all facing material to external walls, roofing and glazing materials, window frames, balconies, fascias and rainwater goods shall be submitted to and agreed in writing by the Local Planning Authority prior to the development hereby approved being commenced. The approved details shall then be implemented as part of the development.

Reason: In the interests of the appearance of the locality, in accordance with Policies LQ1 and LQ4 of the Blackpool Local Plan 2001- 2016.

3. Notwithstanding details on the approved plans, details of the main entrance to the building 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 LQ14 of the Blackpool Local Plan 2001-2016.

4. Prior to the commencement of the development a noise report should be submitted to the Local Planning Authority to assess potential noise levels related to various activities associated with the hotel. The report should include appropriate sound attenuation measures where required to the approved scheme. These works shall then be carried out in accordance with the recommendations.

Reason: To the interest of residential and visitor amenity in accordance with Policy BH3 of the Blackpool Local Plan 2001-2016

5. Notwithstanding the approved plans, details of an external illumination scheme to be incorporated into the development shall be submitted to and agreed in writing by the Local Planning Authority and such scheme shall be implemented prior to the first occupation of the development hereby approved.

Reason: In the interests of the appearance of the development in accordance with Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016.

6. Prior to the development hereby approved being first occupied the cycle parking provision shown on the deposited 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 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.

8. 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 5 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.

9. Prior to the development hereby approved being first brought into use the refuse storage 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 the residential amenity of occupants and neighbours, in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

10. Notwithstanding details on the approved plans, details of the layout of the car park shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced. The agreed layout shall then be provided and thereafter be retained.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ14 of the Blackpool Local Plan 2001-2016.

11. 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.

12. Prior to the commencement of any development, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This 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.

13. Prior to the commencement of any development, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To 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.

14. 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 £10,664 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.

Advice Notes to Developer

Not applicable