

**COMMITTEE DATE:** 11/02/20

**Application Reference:** 19/0477

**WARD:** Marton  
**DATE REGISTERED:** 15/07/19

**APPLICATION TYPE:** Full Planning Permission  
**APPLICANT:** Zell-am Group

**PROPOSAL:** Erection of three, two storey terraced houses with associated parking and landscaping and vehicular access from Wren Grove and Royal Bank Road.

**LOCATION:** LAND TO REAR OF 1-7 WREN GROVE AND 23-25 ROYAL BANK ROAD, BLACKPOOL, FY3 9PN

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**Summary of Recommendation:** Grant Permission

#### **CASE OFFICER**

Miss. S. Parker

#### **BLACKPOOL COUNCIL PLAN 2015 -2020**

This application accords with **Priority two of the Plan** - Communities: Creating stronger communities and increasing resilience in that it would replace a redundant industrial use within a residential area with residential accommodation that would help to meet the Borough's housing needs.

#### **SUMMARY OF RECOMMENDATION**

The loss of the existing, redundant industrial use is considered to be acceptable and its replacement with residential housing the most appropriate solution. The accommodation proposed would be of a satisfactory standard of design and amenity and would not have any unacceptable impacts upon surrounding neighbours or the highway network. As such, and as will be set out below, Members are respectfully recommended to grant planning permission for the proposal.

#### **INTRODUCTION**

This application was first brought before Members in October 2019 with a recommendation for approval. In that meeting Members expressed concern that the scheme represented over-development of the site. As a result, the Committee voted to defer the application to enable the applicant to consider the potential to amend the proposal. This was subsequently explained to the applicant's agent and it was recommended that a reduction in unit numbers from three to two could be viewed more favourably. However, the agent advised that the loss of a house would compromise the financial viability of the scheme. To evidence this a financial viability appraisal has been submitted and this has been considered

by one of the Council's surveyors. The appraisal includes two calculations based on residual land value and a more realistic land value which is half that of the residual. At the residual land value, a scheme for two units would make a loss. At the lower land value, a two-dwelling scheme would make a profit of around 9%. Development proposals are generally considered to be viable if they would generate a profit level of 15-20%. Below a 10% profit level banks generally will not lend money and so schemes must be self-funded or covered by other resources. On this basis, regardless of whether the residual land value or the 50% land value is used, a scheme for the development of two houses would not be financially viable.

This means that the proposal has not been amended since it was presented to Committee in October 2019. However, the officer recommendation is again for approval. This is because the existing, historic industrial use is considered to be undesirable in a residential area. It could be brought back into active use at any time along with the traffic generation, noise and activity that could be expected to accompany it. The applicant has demonstrated that the scheme cannot viably be amended to address the Committee's concerns. As set out in the report below, the development proposed is considered to be a more beneficial use of the site and is considered to be acceptable. On this basis and in this revised context, Members are again respectfully recommended to grant planning permission for the proposal.

### **SITE DESCRIPTION**

The application relates to a back-land site that is currently occupied by a warehouse unit. There is an alleyway immediately to the south of the site that runs between Royal Bank Road and Wren Grove and behind the properties fronting Preston Old Road and the Boars Head Public House. This latter is a locally listed building. The site is surrounded by residential properties to the east, south and west and by industrial units to the north.

The site falls within the setting of a locally listed building and within flood zone 1. There are no ecological features on site but the existing building has the potential to support nesting birds or roosting bats. The site is not otherwise subject to any designations or constraints.

### **DETAILS OF PROPOSAL**

The application seeks permission for the erection of a terrace of three, two-storey houses with associated parking and landscaping. Each property would offer a lounge, kitchen and WC at ground floor level. The end properties would provide three bedrooms and a bathroom whilst the central property would provide two bedrooms, a bathroom and a study at first floor level. A walkway would run along the back of the rear gardens to the properties to connect the gardens to the alleyway. Five off-street parking spaces would be provided to serve the development.

The application has been supported by a Bat Survey and Heritage Statement.

### **PLANNING HISTORY**

07/0063 – outline planning permission granted for the erection of a two-storey building to provide four self-contained flats.

## **MAIN PLANNING ISSUES**

The main planning issues are considered to be:

- the acceptability of the loss of the industrial use
- the impact of the proposal on residential amenity
- the suitability of the design of the scheme
- the adequacy of parking and access arrangements

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

## **CONSULTATIONS**

**Lancashire County Council Archaeology Service** – the site is on the fringes of the settlement of Great Marton which was noted in the Domesday survey. Buried remains of medieval or earlier times may be present. As such, a scheme of investigation and a watching brief should be maintained. An appropriate condition is recommended.

**Built Heritage Manager** - the proposal would improve the setting of the locally listed Boar's Head Hotel and so no objection is raised. It would further enhance the setting if additional interest could be added to the south elevation, such as decorative barge boards.

**Blackpool Civic Trust** - no response received in time for inclusion in this report. Any comments that are received in advance of the meeting will be reported through the Update Note.

**Local Highway Authority** - the proposal appears to be workable although improved parking provision would be preferable. That said, it is comparable to that available in the general area. The practicality of the scheme depends upon the demands on the shared access. It is acknowledged that the gating of the alleyway has reduced nuisance but it would be logical to expect a removal of the gates to allow the alleyway to allow for the passage of traffic from the development. Traffic generation would be no greater than the previous use of the site or any alternatives. The scheme would not constrain the width of the access. As such, no objection is raised.

**Lead Local Flood Authority** - no response received in time for inclusion in this report. Any comments that are received in advance of the meeting will be reported through the Update Note.

**Environmental Protection (land contamination)** - no response received in time for inclusion in this report. Any comments that are received in advance of the meeting will be reported through the Update Note.

**Environmental Protection (amenity)** - no response received in time for inclusion in this report. Any comments that are received in advance of the meeting will be reported through the Update Note.

**United Utilities** - foul and surface water should be drained separately. Surface water should drain in the most sustainable manner in accordance with the established hierarchy. Any assets proposed for United Utilities adoption must be to United Utilities standards. The

developer should contact United Utilities at the earliest opportunity. The Lead Local Flood Authority or the Environment Agency should be consulted on discharge rates. The developer should contact United Utilities regarding the provision of a water supply. A public sewer crosses the site and a 6m access strip centred on the sewer must be maintained. Either the site layout must enable access or the sewer must be diverted at the developer's expense. Again early consultation with United Utilities is recommended. Levels of access and cover must be maintained. Deep rooted shrubs should not be planted near the sewer. If a sewer is discovered during construction, a Building Control body should be consulted.

## **PUBLICITY AND REPRESENTATIONS**

Site notice displayed: 23/07/19

Neighbours notified: 18/07/19

A letter has been submitted by the occupants of No. 24 Preston Old Road. This letter also bears the supporting signatures of the residents of Nos. 18, 30 and 32 Preston Old Road and No. 23 Royal Bank Road. Further representations have also been made from Nos. 20, 22, 24, 28 and 38 (The Boars Head) Preston Old Road, No. 7 Wren Grove, and No. 280 Park Lane, Preesall. The representation from No. 24 claims to make comment on behalf of the occupant of No. 16.

These representations raise the following issues:

- over-use of the site
- would lead to over-crowding and excessive built density
- impact on the character of the area and residents' mental health
- impact on human rights
- loss of privacy
- increase in noise and disturbance
- noise, disturbance and damage during construction
- impact on highway safety including pedestrian safety
- increase in traffic
- existing lack of parking in the area
- limited on-street parking in the area
- insufficient parking proposed
- residents-only parking should be provided
- impact on existing access
- existing road surfaces poor
- area used for parking by commercial vehicles and shoppers from Whitegate Drive
- impact on security from opening up the rear alleyway
- alleyways should be retained
- potential for increased criminal and anti-social behaviour
- alleyway is in poor condition as it is unadopted
- impact on drainage
- increase in pollution
- loss of trees and wildlife
- impact on the continued business operations of the local public house
- site should be used for other purposes
- inadequate publicity and notices served late
- ownership issues

The Committee is respectfully reminded that land ownership issues and preference for alternative schemes cannot be taken into account as valid planning considerations. The application has been publicised in accordance with the statutory requirements. The serving of a 21-day notice on potentially affected land-owners is a responsibility of the applicant. In this case it is claimed that the notices were dated 19 July 2019 but were not received until 29 July 2019, and that this delayed postage has significantly impacted upon the notice period. However, as a period of substantially more than 21 days will have elapsed by the time a decision is made, no prejudice to any party is identified.

The other issues raised will be considered as part of the assessment set out below.

### **RELEVANT PLANNING POLICY/LEGISLATION**

#### **National Planning Policy Framework (NPPF)**

The National Planning Policy Framework (NPPF) was adopted in February 2019. It sets out a presumption in favour of sustainable development. The following sections are most relevant to this application:

- 5 - Delivering a sufficient supply of homes
- 6 – Building a strong, competitive economy
- 8 - Promoting healthy and safe communities
- 11 - Making effective use of land
- 12 - Achieving well-designed places
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

#### **National Planning Practice Guidance (NPPG)**

The National Planning Practice Guidance (NPPG) expands upon and offers clarity on the points of policy set out in the NPPF.

#### **Blackpool Local Plan Part 1: Core Strategy 2012-20**

The Core Strategy (Part 1 2012-2027) was adopted in 2016 with policies from the former Local Plan (2001-2016) saved for continued use in the absence of an adopted Part 2. The following policies are most relevant:

- CS2 - Housing provision
- CS3 - Economic development and employment
- CS7 - Quality of design
- CS8 - Heritage
- CS12 - Sustainable neighbourhoods
- CS13 - Housing density, mix and standards
- CS14 - Affordable housing

## **Local Plan 2001-2016**

The Blackpool Local Plan was adopted in June 2006. A number of policies in the Blackpool Local Plan (2006) have now been superseded by policies in the Core Strategy (these are listed in Appendix B of the Core Strategy). Other policies in the Blackpool Local Plan are saved until the Local Part 2: Site Allocations and Development Management Policies is produced. The following policies are most relevant to this application:

- LQ1 - Lifting the quality of design
- LQ2 - Site context
- LQ4 - Building design
- BH3 - Residential and visitor amenity
- DE4 - Outside the defined industrial/business estates
- AS1 - Access, parking and highway safety

## **Emerging Blackpool Local Plan Part 2: Proposed Site Allocations and Development Management Policies**

The Blackpool Local Plan Part 2 has been subject to an informal consultation exercise and will be subject to formal consultation later this year. At this point in time limited weight can be attached to the proposed policies but the following are most relevant:

- DM1 - Housing development in residential gardens, infill and backland sites
- DM5 - Design requirements for new build housing development
- DM20 - Landscaping
- DM21 - Public health and safety
- DM28 - Locally listed buildings and other non-designated heritage assets
- DM29 - Archaeology
- DM33 - Biodiversity
- DM39 - Transport requirements for new development

## **ASSESSMENT**

### **Principle**

Outline planning permission was granted in 2007 for the demolition of the existing industrial building and the erection of a block to provide four self-contained flats. Although this permission has lapsed, there have been no substantive changes in circumstance since that would preclude residential development. As such, this previous decision establishes some precedent. Policy DE4 of the Local Plan is supportive of the loss of employment uses outside of the designated estates where this would deliver environmental and amenity benefits. In this case the industrial unit has been vacant for a number of years but was last used as a warehouse. Given the proximity of residential accommodation, this use is not considered to be acceptable in this location. As such, the loss of this use to provide residential accommodation more appropriate to the character of the area is considered to be acceptable in principle.

Concerns have been raised by local residents that the development proposed would represent an over-development of the site harmful to the character of the area. It should be noted that, whereas the 2007 permission approved development of four self-contained

flats, this proposal is for three terraced houses which represents a reduction in unit numbers albeit that larger units would be provided. The surrounding housing is predominantly terraced with semi-detached properties fronting Royal Bank Road. As such, the provision of a small terrace on this site is considered to be appropriate to the character of the area. The issue of over-development will be considered below under the assessment of amenity impact.

The scheme would provide three new housing units that would make a modest contribution towards the Borough's housing requirement. However, as current indications are that the Council can identify a five-year supply of housing land, this carries limited weight in the planning balance.

In terms of housing mix, the application proposes three terraced houses, two of which would offer three bedrooms with the third offering two bedrooms. Policy CS13 of the Core Strategy relates to housing mix, density and standards. This policy does not specify a housing mix for sites of this size but does expect all schemes to make efficient use of land. Given the nature of existing housing in the area, the type of housing and the mix proposed is considered to be acceptable in this location.

### **Planning Obligations**

Policy CS14 of the Core Strategy expects developments for between 3 and 14 units to make a financial contribution towards affordable housing provision within the Borough. However, the policy states that the level of contribution will be identified in a Supplementary Planning Document. As no such document has yet been produced and adopted, the Council is unable to secure contributions towards affordable housing at the present time.

The scheme would not be of a scale to generate a contribution towards local education provision.

At present there is no mechanism in place for contributions towards local health care provision to be calculated or secured.

As the scheme proposes three new residential units but does not propose any public open space on site, a contribution towards the provision or improvement of off-site public open space would be required. The development proposed would generate a requirement for a contribution of £3,096. This would be secured by way of a condition attached to any permission granted.

### **Amenity**

Concern has been raised that the scheme would represent over-development of the site. At present the Council does not have adopted floorspace standards for new-build accommodation. However, the properties proposed would all meet the standards intended for adoption under Part 2 of the Local Plan. Nevertheless, the rear gardens would be 6.8m in length at the narrowest point and 9.5m in length at the greatest. The Council typically requires rear gardens to measure at least 10.5m in length with a 21m separation between front/rear-and-front/rear elevations. The proposal would not achieve this. The separation distance between the rear elevations of the properties fronting Wren Grove and the front elevations of the houses proposed would be 17.5m at the closest point. The separation at

the closest point between the rear elevations of the proposed properties and the single-storey rear extension of No. 25 Royal Bank Road is 9.3m but otherwise the main elevations would sit between 12.7m and 16.3m away.

Notwithstanding the shortfalls detailed above, the terrace now proposed would sit on the same footprint as the flat block approved under permission reference 07/0063, and on a much reduced footprint than the existing industrial unit. It is recognised that a degree of compromise must often be made in respect of infill sites in order to secure efficient use of the land, and that reduced separation distances are common in older residential areas. It is also noted that the properties fronting Royal Bank Avenue would be set at a slight angle to the application properties. As the extensions to the properties on Royal Bank Avenue are single storey, it is not considered that this pinch point of separation would have an unacceptable impact on privacy. Overall, given the slight angle between the properties and the realities of the existing situation, the separation distances achieved are considered to be acceptable. It is not considered that greater separation could be easily achieved through a reconfigured layout and so some allowance must be made in order to support redevelopment of the site. As such and on balance, the scheme is not considered to represent over-development. Given the size, scale and position of the proposed terrace relative to the existing building, no greater impacts on levels of daylight and sunlight to the neighbouring properties would result. To prevent further development on the site that could compromise levels of residential amenity, it is recommended that a condition be attached to any permission granted to remove permitted development rights.

Each property would have sufficient outdoor amenity space to meet the needs of occupants. The gardens would be large enough to accommodate the storage of cycles if desired along with room for refuse storage and the drying of clothes. An access pathway is proposed to the rear to enable the middle and northern properties to present their bins in the alleyway for collection.

It is appreciated that local residents consider that nuisance from patrons of the Boars Head Public House has diminished following the installation of alley gates. However, the retention of gates would make vehicle manoeuvres within the site more difficult and it would be inappropriate for new dwellings to be behind and accessed through alley gates. The new dwellings would provide some additional natural surveillance to off-set the loss of the alley gates.

Given the long-established use of the property for warehousing, and the permitted development rights that would allow for a change to business use, the residential use of the site as proposed is considered to be far more suitable despite any shortfalls in separation distances. As such and on this basis, no unacceptable amenity impacts are anticipated. A construction management plan could be agreed through condition to prevent undue disturbance during construction.

### **Design and heritage impact**

The scheme has been significantly amended since first submission to make it more in keeping with its surroundings. Previously the use of quions and various cladding materials was considered to be visually cluttered. The scheme has now been simplified such that the end houses would be faced in brick with the central, projecting house clad with render. This would effectively break up the mass of the building and both materials are evident in the

wider area. The central house would have a gable front to create a focal feature and provide some verticality. The end properties would have smaller gables to either end to provide visual interest. Stone headers and cills to the windows and canopies over the doors to match the smaller front gables would add further interest and coherence to the frontage. At the rear, mono-pitch canopies would be provided over the doors and the windows would again have stone headers and cills. Rainwater down-pipes would be used to visually separate the block into three properties. Details of materials could be secured through condition. Overall, the block is considered to be of a good standard of design appropriate to the local area.

Details of boundary treatments and landscaping can be agreed through condition.

The site falls within the setting of the Boars Head Public House which is a locally listed building. A basic heritage statement has been submitted with the application. The Council's Built Heritage Officer and the Blackpool Civic Trust have been consulted and no objections have been raised. It is noted that additional features of detail have been requested, but the scheme now proposed is nevertheless considered to be suitable in the context. It is considered that the development proposed would have a lesser impact upon the quality, character and appearance of the setting than the existing industrial unit, and that the design of the scheme is appropriate to the location. As such, no undue impact on heritage value is identified.

### **Access, Parking and Highway Safety**

Access to the site would be from Preston Old Road via existing access points. Originally it was proposed that the existing rear alleyway would provide a through route meaning that traffic to and from the development would not have to manoeuvre unduly within the site. However, in response to concerns from local residents, the applicant's agent has agreed to leave the alley gate closest to Royal Bank Road in situ. The Council's Head of Highways and Transport Management has confirmed that this arrangement would be acceptable. Satisfactory levels of visibility could be achieved. The level of increased traffic that would be generated by the development would be insufficient to have a material impact on the capacity or function of the local highway network. The Head of Highways and Transport Management has not raised any objections over the acceptability of the access or highway safety.

Five parking spaces are proposed to serve the development. There is no opportunity for further provision. The Council's adopted parking standards would expect a maximum provision of up to six spaces. It is recognised that on-street parking in the area is limited and subject to significant pressure. It is also noted that the proximity of the Whitegate Drive local centre adds to this pressure. However, the site is in an accessible location within easy walking distance of a range of shops and services and the local transport network. The proposed provision could be allocated such that the three-bed houses would each have two spaces and the two-bed house would have a single space. On this basis and on balance, it is not considered that the Council could successfully resist the proposal on parking grounds.

### **Drainage and Flood Risk**

The site falls within flood zone 1 and so there is no requirement for the applicant to provide a site-specific flood risk assessment or demonstrate compliance with the sequential or

exception tests. No undue flood risks are identified and, subject to appropriate surface-water drainage, the scheme should not result in flooding elsewhere. It is proposed that three conditions be added to any permission granted to require foul and surface water to be drained separately, and to require surface water to be drained in the most sustainable way in accordance with a scheme to be agreed. A plan for the future management and maintenance of the drainage scheme should also be agreed. Subject to these conditions, no unacceptable drainage impacts are anticipated.

## **Biodiversity**

As the existing building has the potential to support roosting bats or nesting birds, and as the Council is a Responsible Authority in respect of protected species, a bat survey has been commissioned. This survey was carried out by a suitably qualified and experienced ecologist in accordance with an appropriate methodology. It was found that, whilst the building offers some potential low-level roosting opportunities for bats, no evidence of current or historic bat use was identified. As such, the demolition of the building would not impact upon the conservation status of bats in the area. It is, however, recommended that development proceed in accordance with the recommendations set out in the report.

No mature trees of ecological significance would be affected by the works proposed. Landscaping is proposed as part of the development and ecological enhancement measures could be secured through condition.

## **Other Issues**

Local residents have expressed concern that the removal of the existing alley gates would impact upon security and safety and result in an increase in criminal and anti-social behaviour. As stated above, it is considered that the development of residential properties in place of the existing industrial unit would increase natural surveillance and domestic activity in the area and therefore adequately mitigate against the loss of the existing alley gates.

Concern has been raised that the introduction of additional residential uses could compromise the ongoing operation of the Public House. It is true that, if complaints relating to noise were made against the Public House from the occupants of the new properties, the Public House could be expected to make changes to its operation despite its prior existence on the site. However, this potential for nuisance cannot preclude redevelopment of the site as this would amount to sterilisation which would conflict with the NPPF aims for efficient use of brownfield land. The Public House falls within a residential area and so reasonable precautions should be taken in any event to minimise noise nuisance.

Given its scale, the proposal would not be expected to have an undue impact on air quality. Water quality could be safeguarded through the agreement of a Construction Management Plan and drainage strategy. Due to the previous use of the site, a condition to require the submission of a phase 1 geo-technical report is considered appropriate to safeguard against potential land contamination. Subject to these conditions, no unacceptable impacts on environmental quality are anticipated and the development would not be expected to be at undue risk from such.

## **Sustainability and planning balance appraisal**

Economically, the loss of the existing use is considered to be acceptable. Future residents would support local shops and services and some limited employment would be generated during construction.

Environmentally, the design is considered to be acceptable. No unacceptable impact on biodiversity, drainage or environmental quality would result. There is no reason to suppose that future residents would be excessively dependent upon private car use.

Socially, although some issues are identified, overall it is considered that the scheme would offer an acceptable standard of residential amenity without unduly compromising the amenity of existing neighbours. No unacceptable security issues are identified. The scheme would sustain the heritage value of the nearby locally listed pub. No unacceptable impacts on flood risk or highway safety would result.

In terms of planning balance, although the constraints of the site as a backland plot have raised some issues, the scheme overall is considered to be acceptable and to constitute sustainable development. No material planning considerations have been identified that would outweigh this view.

### **CONCLUSION**

On balance, the scheme is considered to represent sustainable development. As such, Members are respectfully recommended to grant planning permission subject to the conditions listed below.

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

A financial contribution of £3,096 would be required towards the provision or improvement of off-site public open space. This would be secured through condition.

### **FINANCIAL BENEFITS**

The scheme would generate some Council Tax income but this has no weight in the assessment of planning balance.

### **HUMAN RIGHTS ACT**

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. It is not considered that the application raises any human rights issues.

### **CRIME AND DISORDER ACT 1998**

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998

## **BACKGROUND PAPERS**

Planning Application File(s) 19/0477 which can be accessed via this link:  
<https://idoxpa.blackpool.gov.uk/online-applications/search.do?action=simple>

**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. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the planning application received by the Local Planning Authority including the following plans:

Location plan ref. A019/000/S/10  
Site plan ref. A006/169/P/03 Rev E  
Floor plan ref. A006/169/P/02 Rev B  
Elevations drawing ref. A006/169/P/01 Rev E

The development shall thereafter be retained and maintained in accordance with these approved details.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the subject of this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and to prevent the further establishment of Houses in Multiple Occupation which would further increase the stock of poor quality accommodation in the town and further undermine the aim of creating balanced and healthy communities, in accordance with Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016 and Policies CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

4. Notwithstanding the definition of development set out under section 55 of the Town and Country Planning Act 1990 (as amended) or the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), the properties hereby approved shall at no

time be used as serviced holiday accommodation without the prior written approval of the Local Planning Authority.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and to safeguard the character and function of the borough's safeguarded holiday accommodation areas in the interest of the health of the resort, in accordance with Policies BH3 and AS1 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

6. Prior to the commencement of any above ground construction, the details of the materials to be used on the external faces of the dwellings hereby approved shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with these approved details.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. Prior to the laying down of any final surface treatments, the details of the final surfacing materials to be used within the site shall be submitted to and agreed in writing by the Local Planning Authority and the development shall thereafter proceed in full accordance with these approved details.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ14 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. Before any of the houses hereby approved are first occupied;
  - (a) details of boundary treatments in terms of position, design and materials shall be submitted to and agreed in writing by the Local Planning Authority; and
  - (b) the boundary treatments agreed pursuant to part (a) of this condition shall be installed in full and in full accordance with the approved details.

The agreed boundary treatments shall thereafter be retained and maintained as such.

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

9. (a) 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 as such.

(b) The parking spaces shall be marked and allocated such that each three-bed property has two parking spaces and the two-bed property has a single space.

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

10. a) No development shall take place until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include areas of soft landscaping and planting plans, specifications and schedules. These shall include plant sizes, species and numbers/densities.

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 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

11. Prior to the commencement of any above ground construction, a scheme of ecological enhancement shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then proceed in full accordance with these agreed details. For the purpose of this condition, the ecological enhancement scheme shall detail the provision of:

- bat boxes/bricks
- bird boxes
- features for the shelter and passage of small mammals and amphibians

Reason: In order to ensure that the development provides ecological enhancement in accordance with the provisions of paragraph 170 of the NPPF.

12. The development hereby approved shall proceed in full accordance with the recommendations set out in the submitted Bat Report prepared by Whistling Beetle Ecological Consultants Limited in August 2019.

Reason: In order to safeguard biodiversity in accordance with the provisions of paragraph 170 of the NPPF.

13. No development shall take place until a Demolition and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the demolition and construction period
- measures to prevent the contamination of surface or ground-water bodies
- control of noise emanating from the site during the demolition and construction period
- hours and days of demolition and 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 demolition and construction period
- arrangements during the demolition and construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routing of demolition and construction traffic.

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

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

14. No development shall take place 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: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

Note: This work should be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists.

15. Prior to the commencement of development;

(a) a scheme of site investigation into potential land contamination shall be submitted to and agreed in writing by the Local Planning Authority; and

(b) the scheme of site investigation agreed pursuant to part (a) of this condition shall be carried out in full and in full accordance with the approved details, and a report of the findings submitted to and agreed in writing by the Local Planning Authority; and

(c) In the event that remediation works are identified as being necessary through site investigation report required pursuant to part (b) of this condition, a scheme of remediation shall be submitted to and agreed in writing by the Local Planning Authority;

(d) Any scheme of remediation agreed pursuant to part (c) of this condition shall be carried out in full and in full accordance with the approved details, and a validation report verifying the remediation shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In order to safeguard future occupants of the site from potential land contamination in accordance with the provisions of paragraph 178 of the NPPF and Policy BH4 of the Blackpool Local Plan 2001-2016. This condition is required to be discharged prior to the commencement of development as any development on the site could prejudice proper site investigation or remediation.

16. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

17. (a) Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance and in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following:

(i) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;

(ii) Surveys and appropriate evidence to establish the position, capacity and interconnection of all watercourses and surface-water sewers within the application site and those outside of the site into which a direct or indirect connection is proposed;

(iii) A determination of the lifetime of the development design storm period and intensity (1 in 30 and 1 in 100 year + allowance for climate change - see EA advice Flood risk assessments: climate change allowances<sup>1</sup>), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;

(iv) A demonstration that the surface water run-off would not exceed a rate to be first agreed in writing by United Utilities.

(v) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);

(vi) Flood water exceedance routes, both on and off site;

(vii) A timetable for implementation, including phasing where applicable;

(viii) Details of water quality controls, where applicable.

(b) Unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

(c) The scheme agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details before the development hereby approved is first brought into use.

Reason: To promote sustainable development, secure proper drainage of surface water and to manage the risk of flooding and pollution in accordance with the provisions of the NPPF and NPPG and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

18. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

a) The arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Site Management Company;

b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) to include elements such as:

i. on-going inspections relating to performance and asset condition assessments  
ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;

c) Means of access for maintenance and easements where applicable.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance

mechanism for the lifetime of the development in accordance with Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

19. None of the houses hereby approved shall be first occupied until:

(a) a scheme for the removal of the existing alley gate closest to Wren Grove and the upgrading of the surfacing and lighting of the alleyway has been submitted to and approved in writing by the Local Planning Authority; and

(b) the scheme agreed pursuant to part (a) of this permission has been implemented in full and in full accordance with the approved details.

Reason: The development would introduce new pedestrian and vehicular traffic into the alleyway and so the surface and illumination of the alleyway must be of sufficient standard to enable safe and convenient access in accordance with the requirements of Policies LQ1, BH3 and AS1 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

20. 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 £3,096 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