

Planning Application Reports – Update Note

Listed below are changes to the planning reports made as a result of additional information received since the publication of the agenda for this meeting.

Case:	Address:	Update:
20/0352	595-601 PROMENADE, BLACKPOOL, FY4 1NG	<ul style="list-style-type: none"> • Correction: The site area is 0.56 ha, not 0.3 ha as stated in the report at 4.1. • The Council’s Environmental Protection Contaminated Land officer comments: The [site investigation report] extract shows the remediation method that has been submitted by capping it with hardstanding, therefore no further information is required. As such, condition 12: <p><i>“The contaminated land report shows that there are elevated concentrations of Benzopyrene, which is a carcinogenic and has long term health impacts. Therefore, prior to commencement of development a scheme of remediation shall be submitted to and agreed in writing by the Local Planning Authority; and the remediation agreed shall be carried out in full and a validation report confirming the works shall be submitted to and agreed in writing by the Local Planning Authority.</i></p> <p><i>Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027. This information is required to be submitted and agreed prior to commencement in order to ensure that the development hereby approved proceeds safely.”</i></p> <p>can be deleted from the decision notice, if permission is forthcoming.</p> • Since compiling the report to committee, the parking plans have been revised to take account of residents’ concerns regarding the use of the rear alleyway. The amendments comprise:

		<ol style="list-style-type: none">1) No HGV's to use the alley during construction, or on completion2) No access to the car park extension from the alley3) Closure of one of the two existing car park access points from the alley <p>This means that the only traffic associated with the hotel to use the alley would be cars using the existing access/egress point closest to Wimborne Place (the other would be closed off). There would be no vehicular link between the two car parks (as there is a difference in land levels and an electricity substation in the way) and all vehicular access to the new car park, including servicing, would be from Bourne Crescent to the front. This should go a long way to alleviating residents' concerns regarding the use of the residential back street by commercial vehicles.</p> <p>The applicant has made a commitment to repair the two patches of alley that have sunk as a consequence of the construction of the first phase of the hotel, as part of the external highway remediation works.</p> <p>The applicant has also confirmed that the hotel's CCTV system will be extended to cover the back street, so that any anti-social behaviour can be recorded and appropriate action taken in relation to hotel guests, if necessary.</p> <p>Condition 2 has been amended to reflect the revised drawing number 1024-TGA-XX-ZZ-DR-A-02003 Rev B showing the amended layout of the car park.</p> <ul style="list-style-type: none">• The applicant has sent a flyer (attached) to neighbouring residents explaining how the plans have been amended to address their parking concerns regarding the use of the rear alley.• An objection has been received from 42 Westgate Road –the design is not sympathetic to the area.
--	--	---