

Officer Report to Committee

Application ref:	21/0654
Ward:	TALBOT
Application type:	HYBRID
Location:	LAND BOUNDED BY EAST TOPPING STREET, COOKSON STREET, KING STREET AND DEANSGATE, BLACKPOOL.
Proposal:	Erection of a detached 7 storey building to provide offices (Use Class E(g)) and medical centre (Use Class E(e)) with associated surface level car park, infrastructure and public realm works following demolition of existing buildings and partial demolition of the locally-listed The Hop public house (Reserved Matters application to agree access, scale, layout, appearance and landscaping).
Recommendation:	Approve
Case officer:	Susan Parker
Case officer contact:	01253 476228
Meeting date:	16 November 2021

1.0 BLACKPOOL COUNCIL PLAN 2019-2024

- 1.1 The Council Plan sets out two priorities. The first is ‘the economy: maximising growth and opportunity across Blackpool’, and the second is ‘communities: creating stronger communities and increasing resilience.
- 1.2 This application would accord with the first priority as it would introduce new office floorspace into the Town Centre to support its wider function and would be a key driver in the regeneration aspirations for the Talbot Gateway area. It would also support the second priority by providing a new medical facility in a central location.

2.0 SUMMARY OF RECOMMENDATION

- 2.1 The recommendation is for approval subject to the conditions listed at the end of this report.
- 2.2 Outline planning permission was granted for this development in March 2021 and so the principle of development is established. The points of access are considered to be acceptable. The scale of the building is as proposed at that time. Whilst it would have an inevitable impact upon the townscape of Blackpool and result in some overshadowing and overlooking of the properties fronting Topping Street, in this context it is considered to be acceptable. The site layout would deliver high-quality areas of public realm and support

good connectivity across the Talbot Gateway area of the town centre, including to and from Blackpool North railway station. Careful consideration has been given to the design of the building and, on balance it is considered to be acceptable. Landscaping would be provided to soften the appearance of the development, create a high-quality streetscene and enhance biodiversity. As such it is considered that reserved matters approval should be granted.

3.0 INTRODUCTION

3.1 This application is before Members because it is a major scale proposal of general public interest.

4.0 SITE DESCRIPTION

4.1 The 1ha site is bound by Deansgate to the north with the Talbot multi-storey car park beyond. East Topping Street lies to the west with Cookson Street to the east. Both streets have commercial character although there are some residential units, particularly at upper floor level. The Council's Bickerstaff house offices lie to the north-east. King Street enters the site to the east and bends to the south and there are existing commercial premises and a car park bounding the site to the south. At present the land is occupied by a public surface car park, The Hop public house and a number of commercial premises.

4.2 The site is within the defined Blackpool Town Centre boundary and within relatively close proximity to the iconic Grade I Listed Blackpool Tower Building. The Hop is Locally Listed for its heritage value and the Blackpool Town Centre Conservation Area lies immediately to the east of the site. The site falls within an Air Quality Management Area. No other constraints have been identified.

5.0 DETAILS OF PROPOSAL

5.1 The application seeks reserved matters approval on the issues of access, scale, layout, appearance and landscaping.

5.2 The application relates to the erection of a detached, seven-storey office building to include a medical centre. This building would be wedge-shaped and would run between Deansgate and Charles Street along East Topping Street which forms the western boundary of the site. An area of public realm to include planting, seating and sections of lawn would be created in the north-eastern corner of the site with a pedestrianised, tree-lined avenue connecting this space into King Street. A surface level car park providing 20 spaces would be developed behind the former Hop public house in the south-east corner of the site fronting Cookson Street and Charles Street.

5.3 The main entrance to the building would be to the north and would front onto the newly created public realm and Deansgate. At ground floor level the building would provide a reception area, cycle store, small ancillary gym room and staff changing facilities. General provisions such as the refuse store and plant rooms would be provided along the East Topping Street elevation with some office space to the east. The health assessment centre would be located at the southern end of the building with its own entrance onto the pedestrianised avenue. The six upper floors would provide open-plan office space with central stair/WC cores. The roof would be used for plant and for the provision of photo-voltaic cells.

- 5.4 The building is designed in a brutalist architectural style. The main elevations would be defined by a strong grid pattern of elongate windows set between strong verticals. To create a visual framework, some columns would run the full height of the building. These would be wider than the intervening verticals. Horizontal bars to match the vertical columns would be used across the building and the dominant material at upper floor level would be orange ceramic tiles. To provide visual interest and ensure that the building has a stronger vertical focus, grey tiled horizontal sections would be interspersed, seemingly at random across the elevations.
- 5.5 At ground floor layout use of a grey ceramic tile is proposed to create a visual base for the building. The more functional elements of the building, such as the bike and bin stores and the plant rooms would sit behind northern and eastern ground floor elevations which result in sections of blank frontage. The southern and eastern elevations would serve more active space and so the ground floor frontages would continue the pattern of fenestration established at upper floor level. A full height, glazed and louvered rotunda feature would be created above the glazed main entrance to the offices to provide a strong focal feature and give legibility to the building. The access to the medical centre would sit towards the southern end of the eastern elevation. At roof level, grey metal louvres would be used to conceal the plant for the building.
- 5.6 The application has been supported by:
- Design and access statement
 - Heritage statement
 - Daylight and sunlight report
 - Additional transport information

6.0 RELEVANT PLANNING HISTORY

- 6.1 20/0751 – hybrid application approved comprising: (a) outline planning permission with all matters reserved for the erection of a detached building up to seven-storeys in height to provide offices (Use Class E(g)) and medical centre (Use Class E(e)) with associated surface level car park, infrastructure and public realm works following demolition of existing buildings and partial demolition of the locally-listed The Hop public house; and (b) full planning permission for external alterations to The Hop and change of use of the part-retained building to a dental practice within Use Class E(e).

7.0 MAIN PLANNING ISSUES

- 7.1 The principle of development has been established through the granting of outline planning permission under ref. 20/0751. As such consider of this application is limited to the acceptability of the proposed:
- Access
 - Scale
 - Layout
 - Appearance
 - Landscaping

8.0 **CONSULTATION RESPONSES**

- 8.1 **Local Highway Authority** – various highway matters were conditioned at outline stage. The servicing management plan needs details such as swept paths to ensure that the highway works and access are acceptable. The parking management plan requires agreement. No management or signage is indicated as part of this application. The security plan must be discharged prior to commencement. The details of proposed highway stopping up are acceptable and will need to be pursued at an early date. There is a scheme of off-site highway works and Traffic Regulation Orders under highway agreement. The access to the car park and the general car park layout are acceptable. Similarly the general layout of the site and the proposed off-site works are acceptable in principle subject to the usual technical approval process and safety audit. The landscape proposals appear acceptable subject to agreement of final details.
- 8.2 **Historic England** – no comments to offer. It is recommended that you consult specialist conservation and archaeological advisors as relevant.
- 8.3 **Blackpool Civic Trust** – the application is supported as it would provide quality office accommodation in an area of the town that is dilapidated and in need of comprehensive redevelopment. The listed parts of the Hop Inn should be protected.
- 8.4 **Built Heritage Manager** – the building would clearly dominate the Hop Inn and be visible from the Town Centre Conservation Area but the proposed appearance, design, materials and landscaping would help to mitigate any negative impact. No objection is raised. Samples of materials should be provided for approval.
- 8.5 **Police Architectural Liaison Officer** – the scheme should be to Secured By Design standards including:
- Tamper-proof access control system to prevent unauthorised access.
 - Adequate CCTV.
 - Appropriate emergency exit doors that are well illuminated and alarmed.
 - Provision of panic alarms at key locations linked to an alarm receiving centre.
 - Windows and doors to appropriate standards.
 - Adequate anti-vandal lighting to all external doors co-ordinated with CCTV system.
 - Landscaping kept to a minimum with planting designed and maintained to allow natural surveillance.
 - Vandal-resistant seating.
 - Safe cycle storage with appropriate CCTV and lighting.
 - Secure fencing around the construction site with CCTV and an alarm system.
- 8.6 **Community Safety Manager** – no comments have been received in time for inclusion in this report. If any comments are received in advance of the Committee meeting they will be reported through the update note.
- 8.7 **Greater Manchester Ecology Unit** – no further information required at this time. Issues relating to bats and nesting birds were addressed at outline stage. Ecological enhancement was secured at outline stage. Soft landscaping proposals have been included as part of the reserved matters application including a planting schedule. The primary function of this planting would be to create visual and recreational amenity but it would also include some native and wildlife attracting species of ecological benefit. Given that the existing site currently provides no landscaping, no amendment to the proposed landscaping

arrangements are required.

- 8.8 **Head of Parks and Greens** – the landscape sections and planting strategy are acceptable. It is a good layout, species mix and planting specification for the size of trees to be planted.
- 8.9 **Head of Estates and Asset Management** - no comments have been received in time for inclusion in this report. If any comments are received in advance of the Committee meeting they will be reported through the update note.
- 8.10 **Commercial Waste** - no comments have been received in time for inclusion in this report. If any comments are received in advance of the Committee meeting they will be reported through the update note.
- 8.11 **NATS Safeguarding** – no objection
- 8.12 **Defence Estates Safeguarding (RAF Warton)** – no objection
- 8.13 **Blackpool International Airport** - no comments have been received in time for inclusion in this report. If any comments are received in advance of the Committee meeting they will be reported through the update note.
- 8.14 **United Utilities:** the surface water drainage scheme presented does not satisfy planning policy or condition 5 of the outline permission. Foul and surface water should be drained on separate systems with surface water draining in the most sustainable way in accordance with the established hierarchy. Effective management and maintenance of drainage systems is essential. Wastewater assets offered for adoption must meet United Utilities standards. The applicant should contact United Utilities regarding water supply and impact on United Utilities assets. The United Utilities standard conditions must be complied with and United Utilities access must not be compromised.

Officer response: these comments are noted but cannot be addressed through this application. The drainage requirements must be satisfied through a discharge of condition application.

- 8.15 **Lancashire Fire and Rescue:** adequate water pressure is required and the scheme must comply with Building Regulations.

Officer response: these are not planning considerations.

9.0 **REPRESENTATIONS**

- 9.1 Press notice published: 02/08/21
- 9.2 Site notices displayed: 28/07/21
- 9.3 Neighbours notified: 27/07/21
- 9.4 An objection has been received from a resident on Cornwall Avenue in Blackpool raising the following issues:
- Loss of parking
 - Increased demand for parking

- Impact on holiday accommodation operators through loss of parking
- Inadequate parking provision
- Lack of accessibility parking
- Poor public transport provision

9.5 Officer comment: outline permission for this scheme has already been granted meaning that the principle of development is established. This includes the uses proposed, the quantum of floorspace and the level of parking.

10.0 RELEVANT PLANNING POLICY

10.1 National Planning Policy Framework

10.1.1 The latest iteration of the National Planning Policy Framework was published in July 2021. It sets out a presumption in favour of sustainable development. The following sections are most relevant to this application:

- Section 8 - Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 16 – Conserving and enhancing the historic environment

10.2 National Planning Practice Guidance

10.2.1 The National Planning Practice Guidance expands upon and offers clarity on the points of policy set out in the National Planning Policy Framework.

10.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027 (hereafter referred to as Core Strategy)

10.3.1 The Core Strategy was adopted in January 2016. The following policies are most relevant to this application:

- CS5: Connectivity
- CS6: Green Infrastructure
- CS7: Quality of Design
- CS8: Heritage
- CS10: Sustainable Design and Renewable and Low Carbon Energy
- CS17: Blackpool Town Centre
- CS19: Central Business District (Talbot Gateway)

10.3.2 The associated Policies Maps document adopted in January 2016 is also relevant and Map 02:

Town Centre Strategic Sites shows the application site.

10.4 Blackpool Local Plan 2011-2016 (saved policies) (hereafter referred to as Local Plan)

10.4.1 The Blackpool Local Plan was adopted in June 2006. A number of policies in the Local Plan have now been superseded by policies in the Core Strategy but others have been saved until the Local Plan Part 2: Site Allocations and Development Management Policies has been produced. The following saved policies are most relevant to this application:

- LQ1: Lifting the Quality of Design
- LQ2: Site Context
- LQ3: Layout of Streets and Spaces
- LQ4: Building Design
- LQ5: Public Realm Design
- LQ6: Landscape Design and Biodiversity
- LQ9: Listed Buildings
- LQ10: Conservation Areas
- BH3 Residential Amenity
- BH4: Public Health and Safety
- AS1: General Development Requirements (Transportation)

10.5 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (hereafter referred to as emerging policies or Part 2)

10.5.1 The Blackpool Local Plan Part 2 has been subject to a formal consultation exercise and was submitted for Examination in Public in June 2021. The Examination is expected to take place in December. The National Planning Policy Framework advises that weight can be given to emerging policies according to the stage of preparation of the plan, the extent to which there are any unresolved objections to relevant policies, and the degree of consistency between the policies and the National Planning Policy Framework. As such it is considered that that moderate weight can be attached to the following relevant policies:

- DM17: Design Principles
- DM19: Strategic Views
- DM21: Landscaping
- DM26: Listed Buildings
- DM27: Conservation Areas
- DM28: Non-Designated Heritage Assets
- DM35: Biodiversity
- DM41: Transport Requirements for New Development

10.6 Other Relevant Policy Guidance

10.6.1 Talbot Gateway Planning Brief – this document was adopted in November 2006. It sets out the Council’s vision for the future of the area and key objectives for development. The strategy sets out the need for a comprehensive approach to the area and identifies appropriate uses. Particular attention is given to access and accessibility and to design principles and parameters.

10.6.2 National Model Design Code (July 2021) provides guidance to promote successful design and expands on the ten characteristics of good design set out in the National Design Guide.

- 10.6.3 National Design Guide (January 2021) recognises the importance of good design and identifies the ten characteristics that make up good design to achieve high-quality places and buildings. The guide articulates that a well-designed place is made up of its character, its contribution to a sense of community, and its ability to address the environmental issues affecting climate.
- 10.6.4 Blackpool Council declared a Climate Change Emergency in June 2019 and are committed to ensuring that approaches to planning decision are in line with a shift to zero carbon by 2030.
- 10.6.5 Blackpool Council adopted the Blackpool Green and Blue Infrastructure (GBI) Strategy in 2019. The GBI Strategy sets out six objectives for Blackpool in terms of green infrastructure:
- Protect and Enhance GBI i.e. protecting the best and enhancing the rest
 - Create and Restore GBI i.e. greening the grey and creating new GBI in areas where it is most needed
 - Connect and Link GBI i.e. making the links, improving connectivity and accessibility of GBI
 - Promote GBI i.e. changing behaviour, promoting the benefits of GBI and encouraging greater uptake of outdoor activity and volunteering.

11.0 ASSESSMENT

11.1 Access

11.1.1 The only vehicle access onto the site would be to the south from Charles Street into the car park. This access arrangement has been considered by the Head of Transport and Traffic Management Services and is acceptable. Servicing would take place via East Topping Street which would be acceptable given its limited use by general traffic. A new access spur would be created running westward from the junction of King Street and Charles Street. This would not link through to East Topping Street but would provide access to the remaining surface parking and disabled drop-off. Overall the vehicular access arrangements are considered to be acceptable.

11.1.2 Footpaths would be maintained along all boundaries of the site. The area of public realm in the north-eastern corner would include pedestrian access points and these would connect into the main pedestrianised avenue through the site. This avenue would provide a pleasant and direct pedestrian connection linking the established uses to the north such as the train station, Council offices, gym and multi-storey car park to the main body of the town centre to the south. As such the pedestrian access arrangements are supported.

11.2 Layout

11.2.1 The layout of the site has been designed to respond to the existing pattern of streets and spaces. The existing pedestrian route into the site from existing crossing facilities would be retained with planting areas on either side of this 'desire line'. The shape of the building would enable a continuation of King Street to create a strong, linear visual route through to the heart of the Talbot Gateway area. The use of the north-eastern corner as public realm would create a focal feature and reference point and would effectively soften the appearance of the development. It would also provide a green link through to the open space at the back of the Council offices.

- 11.2.2 The layout of the surface level car park has been considered by the Council's Head of Transport and Traffic Management Services and is acceptable. Two accessibility spaces comprising 10% of the total would be provided which would meet Council standards. Two electric vehicle charging points would also be provided to serve four spaces. Details of this provision can be agreed through condition.
- 11.2.3 The main building has been positioned along the western boundary of the site as indicated at outline stage. In this position it would have the greatest impact upon the occupants of the properties fronting Topping Street through over-looking and over-shadowing. This is unfortunate and weighs against the application. However, it is inevitable that a building of this height in a densely developed urban area will have some amenity impact. To position the building elsewhere on the site would simply shift these impacts elsewhere. It would also compromise the existing street pattern and preclude the establishment of strong visual and pedestrian links between Talbot Gateway and the town centre core. As such and on balance, the layout of the site is considered to be acceptable.
- 11.2.4 Internally, the layout of the building would make an efficient and effective use of space. The clustering of 'back-of-house' uses along the northern and western elevations makes greatest sense as these are the least used pedestrian routes and would enable the more active elements to face onto the public realm and pedestrianised avenue. At roof level, the plant would be centrally positioned and well set-back from the building edges to minimise the extent to which it would be visible from the ground. The internal layout of the building is therefore considered to be acceptable.

11.3 Scale

- 11.3.1 Condition 2 attached to outline planning permission ref. 20/0751 stipulates that the building must not exceed 31.9m in height up to roof level and 35.9m to the top of the roof-based plant. The building proposed would be 31.2m high to roof level and 35.4m to the top of the plant and so would fall within the permitted limits. The lift shaft, however, would project above the plant. A non-material amendment application to alter the wording of condition 2 on permission ref. 20/0751 to enable this has been approved since this application was submitted and so this now accords with the approved parameters. As such the scale of development is acceptable.
- 11.3.2 The proposed surface-level car park would provide 20 parking spaces. This provision would support wider town centre car parking. It is not intended that this car park meet a specific need on site. The proposed layout makes good use of the space available. As such the scale of parking provision is considered to be acceptable.
- 11.3.3 The height of the building presents a potential suicide opportunity which is a risk to community safety. Condition 19 attached to permission ref. 20/0751 requires access arrangements and controls to be agreed and would enable measures to prevent unauthorised access to be secured. This is considered sufficient to mitigate this risk.

11.4 Appearance

- 11.4.1 The proposed building design would reference brutalist architecture with strongly regimented elevations based on a clear grid pattern. There are some elements of brutalist architecture within Blackpool, such as the former Yorkshire Bank (now Virgin Money) building fronting St. John's Square, but nothing within the immediate context of the application site. However, given the scale and significance of the proposed structure, it is

appropriate for it to establish its own architectural identity and make a strong impact upon the visual character of the area.

- 11.4.2 It is proposed that the ground floor would be finished in grey cladding with the upper floors clad in terracotta tile. There would be no over-hanging sections and this would prevent the building from appearing overly top-heavy. Equally the top floor of the main part of the building would not be set back and this would reinforce the brutalist appearance and imposing scale of the structure. The roof top plant would, however, be set back to prevent it being readily visible from ground level. This is considered appropriate to maintain a clean silhouette and structured character.
- 11.4.3 Despite the length of the building, the design would maintain a vertical emphasis by splitting the frontages into sections, each separated by a wide column. Narrower columns of varying width would then frame the individual windows. The horizontal bands across the building would all be the same width, but small sections would be faced in grey. These would be interspersed largely at random but with an increasing presence towards the northern end of the building. Additionally, some vertical elements would terminate or be inserted at random. The result would be a strong grid-like appearance that nevertheless provides variety and visual interest. This would help to give the building a more dynamic character. The profiling plans submitted show that the structure of the building would provide appropriate visual depth.
- 11.4.4 It is proposed that the upper floors would be clad in terracotta, with the exceptions of the small areas of grey panelling, with the ground floor clad in a dark grey. Officers suggested the use of a cream or buff colour to reflect prevailing art deco architecture around the town. There is also a concern that a dark colour may not weather as well as a lighter tone. However, the applicant considers a dark shade to provide a strong visual base for the mass of the building above, and expressed concern that a lighter material could be more susceptible to vandalism. It is accepted that the dark grey proposed would offer a contemporary finish. The Talbot Road multi-storey car park is also finished in grey tile at ground floor level, although with much larger areas of glazing. It is accepted that a building of this scale would create its own visual reference point and so, on balance, the use of grey is considered to be acceptable.
- 11.4.5 The amount of glazing proposed has been carefully controlled to ensure that the energy efficiency of the building meets necessary standards. Officers are advised that an increase in glazing would therefore not be possible. This is particularly unfortunate at ground floor level where the limited window sizes would reduce the extent of active frontage. There would be a large glazed entrance feature on the north-eastern corner with a large windows on either side to the east and north but the eastern elevation, which would be the most visible, would still present less glazing than would typically be expected.
- 11.4.6 The more functional rooms on the ground floor, such as the bin store, staff facilities and plant rooms, would be located along the northern and western elevations. These elevations would therefore present large sections of blank frontage. Use of one-way or reflective glazing has been requested to maintain an active elevation, but the applicant is not prepared to increase the amount of glazing used on the elevations. It is likely that the western elevation along East Topping Street would be subject to fairly limited pedestrian traffic, and this would be reasonably well screened by a landscaping strip. The northern elevation fronting Deansgate is of greater concern. It would be highly visible and the landscaping strip proposed would be of insufficient width to accommodate tree planting. The presence of blank frontage on this key corner therefore weighs against the application.

- 11.4.7 The main entrance to the office accommodation within the building would be on the north-eastern corner. It would be set below full height glazed curtain walling up to roof level with full height vertical louvres to create a strong visual focus and effectively break up the massing of the building. The entrance point to the medical centre would be less easily legible. It would be glazed but with no identifying feature at upper floor level. The position of the entrance would instead be highlighted by a break in the landscaping area to the front.
- 11.4.8 The site falls on the periphery of the Town Centre Conservation Area and within the setting of the iconic Blackpool Tower and the locally listed former Hop public house. The appearance of the building would therefore impact upon these heritage assets. A Heritage Statement has been submitted as part of the application. Historic England has offered no comment on the application. The Blackpool Civic Trust and the Council's Built Heritage Manager have raised no objections on heritage grounds. Whilst the design of the building would not particularly reference either asset, it would be of a good design standard. Where a development would cause less than substantial harm to a heritage asset, this harm must be weighed in the general planning balance. In this case any harm arising from the proposal would be clearly outweighed by the regenerative benefits the scheme would deliver.
- 11.4.9 In light of the above, and subject to conditions requiring final agreement of materials, profiling and surfacing, the design is considered to be acceptable.

11.5 Landscaping

- 11.5.1 The landscaping areas proposed would give the site an identity and character and would help to establish legibility through Talbot Gateway to the main body of the town centre. Areas of seating would be provided to make the outdoor spaces more functional, including an area of table clusters and two banks of benches facing one another. This would deliver social and community benefits by facilitating interaction and engagement. Seating would also be used to direct pedestrian travel to safeguard the landscaped areas from damage. Around the large area of lawn the seating would in part form a retaining wall to enable provision of a level grassed surface despite the change in land levels.
- 11.5.2 The introduction of some native trees into the area would support the Council's Green and Blue Infrastructure Strategy and deliver biodiversity enhancement. The trees would effectively soften the appearance of the development. In order to ensure that visibility and natural surveillance is maintained in the interests of community safety, a condition could be attached to any permission granted to ensure that the crowns of the trees are maintained above head height. Shrubs and low level planting would be used elsewhere across the site to provide variety and further ecological benefit. Again a condition should be imposed to require that these be maintained at a maximum height of 1m in the interests of community safety.
- 11.5.3 The detailed Planning Strategy has been assessed by the Head of Parks and Greens and the layout, species mix and planting specification are acceptable.
- 11.5.4 The landscaping proposals have been considered from an ecological perspective by Greater Manchester Ecology Unit who note that some native and wildlife-attracting plant species are proposed which would provide ecological benefit. As the site currently offers no landscaping, the proposal is considered to be acceptable in ecological terms.

11.5.5 With regard to the provision of hard landscaping, consideration has been given to the need to achieve a high-quality, attractive finish, and provide effective safeguards against public attack and anti-social behaviour. It is proposed that the details of street furniture provision be agreed through condition. This could be used to ensure that all benches, bins, lighting columns and other street furniture would be securely fixed to resist vandalism and vehicle strike. Bins could equally be agreed to be fire resistant to safeguard against arson. In terms of appearance, the hard landscaping would be well-designed and attractive. It would contribute positively towards the overall aesthetic and character of the site.

11.5.6 In light of the above the landscaping proposals are considered to be acceptable.

11.6 Sustainability and planning balance appraisal

11.6.1 Sustainability comprises economic, environmental and social considerations.

11.6.2 Economically, the grant of outline planning permission acknowledged the significant potential benefits of the scheme in terms of new job provision within the town centre and the knock-on benefits for existing businesses and services. The scheme proposed is considered to be of a high standard that would enhance the Talbot Gateway area, encourage inward investment and support wider regeneration. Overall, based on the details now proposed, the scheme is expected to deliver substantial economic benefits and this weighs heavily in favour of the proposal.

11.6.3 Environmentally, it is inevitable that the proposal would have a significant visual impact. However, the scale of the building was established at outline stage and the details now submitted demonstrate that the proposal would comply with the approved parameters. The design has been carefully considered and would provide a building with a strong character that would make a positive contribution to the streetscene and support wider regeneration benefits. The landscaping proposed would introduce some biodiversity value to the site.

11.6.4 Socially, the scheme would facilitate easy and pleasant pedestrian access between Talbot Gateway and the main body of the town centre. Safe vehicular access point be provided. The design of the scheme would help safeguard against public attack, vandalism and anti-social behaviour. The landscaping would facilitate social interaction and have mental health benefits by introducing greenery to a densely urban area.

11.6.5 In light of the above and on balance, the scheme is judged to constitute sustainable development and no other material planning considerations have been identified that would outweigh this view.

12.0 GENERAL CONSIDERATIONS

12.1 The application has 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 (as amended).

12.2 Under Article 8 and Article 1 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. This application does not raise any specific human rights issues.

13.0 FINANCIAL CONSIDERATIONS

- 13.1 The scheme could generate business rates income for the Council and a capital receipt from land sale. However, this is not a planning consideration and carries no weight in the planning balance.

14.0 CONCLUSION

- 14.1 In light of the above, the proposal is judged to constitute sustainable development and no material planning considerations have been identified that would outweigh this view. As such, the application is considered to be acceptable and reserved matters approval should be granted.

15.0 RECOMMENDATION

- 15.1 In light of the above, Members are respectfully recommended to grant reserved matters approval subject to the following conditions:

- 1 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 and information:

Proposed site layout plan ref. BTG1-MAK-PA-10108 Rev P00

North elevation plan ref. BTG1-MAK-XX-01-DR-A-PA-10122 Rev P00

East elevation plan ref. BTG1-MAK-XX-01-DR-A-PA-10121 Rev P00

South elevation plan ref. BTG1-MAK-XX-01-DR-A-PA-10120 Rev P00

West elevation plan ref. BTG1-MAK-XX-01-DR-A-PA-10123 Rev P00

Facade bay details plan ref. BTG1-MAK-XX-01-DR-A-PA-10126 Rev P00

Ground floor facade detail plan ref. BTG1-MAK-XX-01-DR-A-PA-10127 Rev P00

Cross section drawing ref. BTG1-MAK-XX-01-DR-A-PA-10124 Rev P00

Long section drawing ref. BTG1-MAK-XX-01-DR-A-PA-10125 Rev P00

Ground floor layout plan ref. BTG1-MAK-XX-01-DR-A-PA-10109 Rev P00

First floor layout plan ref. BTG1-MAK-XX-01-DR-A-PA-10110 Rev P00

Second floor layout plan ref. BTG1-MAK-XX-01-DR-A-PA-10111 Rev P00

Third floor layout plan ref. BTG1-MAK-XX-01-DR-A-PA-10112 Rev P00

Fourth floor layout plan ref. BTG1-MAK-XX-01-DR-A-PA-10113 Rev P00

Fifth floor layout plan ref. BTG1-MAK-XX-01-DR-A-PA-10114 Rev P00

Sixth floor layout plan ref. BTG1-MAK-XX-01-DR-A-PA-10115 Rev P00

Roof plan ref. BTG1-MAK-XX-01-DR-A-PA-10117 Rev P00

Roof plant plan ref. BTG1-MAK-XX-01-DR-A-PA-10116 Rev P00

Landscaping general arrangement plan ref. RFM-XX-00-DR-L-0001 Rev PL07

Landscape sections plan ref. RFM-XX-00-DR-L-0002 Rev PL04

Planting strategy plan ref. 0845-RFM-XX-00-DR-L-0003 Rev PL07

Landscaping edgings plan ref. RFM-XX-00-DR-L-0004 Rev PL04

Lighting strategy plan ref. RFM-XX-00-DR-L-0005 Rev PL03

Highway land dedication plan ref. BTG1-ARP-ZZ-XX-DR-CH-2002 Rev P02

Highways proposed stopping up plan ref. BTG1-ARP-ZZ-XX-DR-CH-2001 Rev P03

External works highways kerb layout and typical details plan ref. BTG1-ARP-ZZ-XX-DR-CH-2007 Rev P04

Pavement layout and build-ups plan ref. BTG1-ARP-ZZ-XX-DR-CH-2006 Rev P05

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.

- 2 The external materials to be used on the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any above ground construction and the development shall thereafter proceed in full accordance with these approved details.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016.

- 3 The surfacing materials to be used in the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the laying down of any final surfacing and the development shall thereafter proceed in full accordance with these approved details.

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

- 4 Notwithstanding the information provided, and prior to the commencement of any above ground construction, the profile details of the development 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 agreed details. For the purpose of this condition, the profile details shall show to the extent of recession or projection of windows, doors and other architectural features of the building including the louvres above the main entrance.

Reason: In order to secure appropriate visual articulation and interest in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016.

- 5 (a) Prior to the first occupation or use of the development hereby approved, the landscaping scheme shown on the approved plans shall be implemented in full and in full accordance with the approved details; and

(b) Any trees or plants planted in accordance with this condition that are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 7 years of planting shall be replaced within the next planting season with trees or plants of similar size and species to those originally required unless otherwise first submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that 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 in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ6 of the Blackpool Local Plan 2001-2016.

6 Prior to the first occupation or use of the development hereby approved:

(a) a landscaping management strategy shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall detail maintenance arrangements including measures to ensure that shrubs are kept below a height of 1m and that tree canopies are kept at no less than 2m height.

(b) the landscaping shall thereafter be maintained in full accordance with the landscaping management strategy agreed pursuant to part (a) of this condition.

Reason: To ensure that 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 in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ6 of the Blackpool Local Plan 2001-2016.

7 Notwithstanding the information shown on the approved plans and prior to the first occupation or use of the development hereby approved:

(a) details of hard landscaping to include the positions, appearance, materials and design of street-furniture and seating shall be submitted to and agreed in writing by the Local Planning Authority;

(b) the hard landscaping agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details and shall thereafter be retained and maintained as such.

Reason: In the interests of the appearance of the site and public safety in accordance with the provisions of Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and BH4 of the Blackpool Local Plan 2001-2016.

8 Notwithstanding the information shown on the approved plan and prior to the car park hereby approved being first brought into use;

- full technical details of the access into the site shall be submitted to and agreed in writing by the Local Planning Authority; and
- this agreed access shall be provided in full and in full accordance with the approved details.

Reason: In order to ensure safe access to and egress from the site is available in the interests of highway safety in accordance with the provisions of Policies CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.

9 Notwithstanding the information shown on the approved site layout plan, details of the positions of 2no. accessibility spaces and 2no. electric vehicle charging points shall be submitted to and agreed in writing by the Local Planning Authority, and this agreed provision shall be provided before the car park hereby approved is first brought into use.

Reason: In order to ensure that adequate parking provision is available to meet the needs of the development in the interests of the appearance of the area and highway safety, and to support more sustainable travel modes, in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.