

Officer Report to Committee

Application ref:	21/0587
Ward:	TALBOT
Application type:	FULL
Location:	LAND AT 26 – 30 ABINGDON STREET, BLACKPOOL
Proposal:	Erection of a three storey link extension, fourth floor roof extension and balconies to the former sorting office, single storey and three storey rear extensions to the former post office and internal and external alterations to both buildings, following demolition of the existing fourth floor roof extension to the former sorting office and demolition of various internal walls and structures to the courtyard and roof and use as altered as a hotel with up to 148 bedrooms with ancillary facilities, associated car parking and access from Edward Street and servicing access from Queen Vera Road.
Recommendation:	Approve
Case officer:	Clare Johnson
Case officer contact:	01253 476224
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 The proposal for a large hotel within the designated Town Centre boundary and the Town Centre Conservation Area would accord with priority one and would support the wider regeneration efforts in and around the Town Centre.

2.0 SUMMARY OF RECOMMENDATION

- 2.1 This proposal is a positive contribution towards the regeneration of the area and the site is in a prominent location within the Town Centre, with key cultural and historic assets including St Johns Church and Square, and the Winter Gardens to the south of the application site and the Town Hall and Metropole Hotel to the west of the site.

- 2.2 It is considered that the proposal is in accordance with national and local planning policies and the proposed development would further regenerate and enhance the area and provide good visitor accommodation to support the town centre and the wider leisure economy.
- 2.3 The application is for full planning permission. The Officer recommendation is for Members to support the application and delegate the decision to the Head of Development Management, subject the submission of further ecological reports which confirm the absence of protected species and subject to appropriate conditions.
- 2.4 The former post office building on Abingdon Street is Grade II Listed. A Listed Building Consent application has been made by the applicant and is subject to a separate assessment.

3.0 INTRODUCTION

- 3.1 This application is for the demolition of the existing fourth floor roof extension to the former sorting office and demolition of various internal walls and structures to the courtyard and roof and erection of a three storey link extension, fourth floor roof extension and balconies to the former sorting office, single storey and three storey rear extensions to the former post office and internal and external alterations to both buildings. Vehicular access is proposed from Edward Street with servicing access from Queen Vera Road. This application is before Members because it is a major scheme of general public interest within the Town Centre Conservation Area and comprises the former post office on Abingdon Street which is a Grade II Listed Building. The application site is also adjacent to the Abingdon Street Market, a locally Listed Building as well as no.8 telephone kiosks that are Grade II Listed.
- 3.2 There have been previous planning permissions on the site. The most recent permission was granted under application (19/0163) on the 6 November 2019 for the erection of no.2 x 3 storey rear extensions, including one with roof terrace to Abingdon Street elevation, erection of first floor level hotel terrace within the existing service yard area, installation of replacement windows, new hotel entrance to Class A3 restaurant cafe on Edward Street elevation, re-cladding of roof level to Edward Street and conversion of building to provide 102 bed hotel with ancillary bar, leisure uses, restaurant/ cafe within Use Classes A1,A3,D2 with associated Class B1 administrative offices, car parking for 46 vehicles, landscaping and boundary treatment, refuse storage access, servicing, plant and associated demolition works.
- 3.3 The former post office and sorting office buildings are vacant and have undergone some demolition works already by the previous applicants. The Council's planning enforcement team has been involved in the matters pertaining to the demolition works that have already been carried out on the site however, no enforcement action has been considered expedient.

4.0 SITE DESCRIPTION

- 4.1 The application site is approximately 0.42ha (4200m²) and is within the Town Centre boundary as defined by the Blackpool Local Plan Part 1: Core Strategy (2012 – 2027) and is within the Town Centre Conservation Area.
- 4.2 The site is bounded by the Telephone Exchange and Deansgate to the north with Abingdon Street Market to the South. Beyond the market lies St Johns Church, a Grade II Listed

Building and the Winter Gardens, a Grade II* Listed Building. The former sorting office building fronts Edward Street which is to the east of the site whilst the frontage of the former post office buildings fronts the west of the site onto Abingdon Street. Owing to the site location within the Town Centre, it is surrounded by a mix of retail, leisure and cultural assets.

- 4.3 The Town Centre is well served by buses, trams and trains which means that the site is highly accessible and within a sustainable location. Talbot Road pay and display car park is approximately 400 metres east of the application site.
- 4.4 The site is within Flood Zone 1 and is therefore, at low risk of tidal flooding. It is also at low risk of surface water or reservoir flooding. The site is within the Defined Inner Area, Airport Safeguarding Area and Retail Cafe Zone. As previously identified, the site is located within the Town Centre Conservation Area and the former post office building is Grade II Listed. No other designations or constraints have been identified.

5.0 DETAILS OF PROPOSAL

- 5.1 This application seeks full planning permission for the demolition of the existing fourth floor roof extension to the former sorting office and demolition of various internal walls and structures to the courtyard and roof, erection of a three storey link extension, fourth floor roof extension and balconies to the former sorting office, single storey and three storey rear extensions to the former post office and internal and external alterations to both buildings to create a hotel with up to 148 bedrooms with ancillary facilities, associated car parking and vehicular access from Edward Street and servicing access from Queen Vera Road.
- 5.2 A separate application for Listed Building Consent (reference 21/0591) has been submitted by the applicant and will be subject to a separate assessment.
- 5.3 The layout of the proposed hotel comprises the former post office basement being proposed as a staff breakout space with comfort facilities as well as housing the plant room to run the hotel. The ground floor is a mix of office and leisure space (restaurant/bar/gym) with hotel guest rooms and back of house rooms. The proposed first, second, third and fourth floors, comprise predominantly of guest bedrooms with areas of storage spaces for housekeeping. The fourth floor also seeks to promote panoramic views with a balcony/outdoor terrace.
- 5.4 Outdoor amenity space is proposed within a court-yard area that would be enclosed via the former sorting office to the east, link extension to the south and former post office to the west. The telephone exchange building would enclose the site to the north.
- 5.5 The submitted drawings show signage on the frontage of the former post office on Abingdon Street and on the rear of the building that faces onto the proposed court yard. Signage is also shown on the frontage of the former sorting office on Edward Street. The advertisements are not considered as part of this application and would require separate Advertisement Consent as well as Listed Building Consent.
- 5.6 The former post office building comprises of a basement with three storeys above. No development works are proposed to the frontage of the former post office and notwithstanding the removal of roof lights behind the parapet and flashing above the third floor, no significant alterations to the external appearance of the buildings frontage are proposed. The proposal would seek to promote the existing entrance on Abingdon Street as

one of the hotels main pedestrian entrances, leading to a bar and restaurant. The existing vehicular access from Abingdon Street to the proposed court yard is to be retained, however the hotel car parking area would not be accessible from this access and services vehicles are intended to be directed to Queen Vera Road, via Edward Street.

- 5.7 The former sorting office located on Edward Street is comprised of four storeys. The proposal seeks the demolition of the existing fourth storey as well as an existing structure adjacent to Queen Vera Road. The proposal looks to re-instate an existing in-filled window at ground floor level and, whilst not development, remove the existing roller shutter doors and carry out some repair work; all of which will affect the appearance of the building. A replacement fourth storey, contemporary in design and finished using a combination of anthracite grey panels and grey aluminium windows, with solar panels on the roof is proposed. The fourth storey would extend the full width of the former sorting office and would be approximately 1.5m higher than the existing fourth storey. The new fourth storey would remain subservient to the adjacent 'telephone exchange' building. The installation of a new window at ground floor level would match the existing windows on the facade. The hotel's main pedestrian entrance is proposed off Edward Street with the ground floor comprising of a front of house/lobby area, gym, back of house spaces (offices/maintenance) and bedrooms. The removal of the roller shutter door would allow for vehicular access into the new court yard and car parking area. Owing to the Town Centre location, car parking would be limited although 12 car parking spaces, 6 accessible car parking spaces and 20 cycle parking stands would be provided.
- 5.8 The existing staircase enclosure and annex located to the rear of the former post office is proposed for demolition. Approximately 7.2m of the link extension between the former post office and former sorting office would be visible. The link extension would have an approximate height of 13.5m and would be approximately 1m lower than the existing annex. The link would be contemporary in design, with the finish of the walls in render and openings in grey aluminium. The contemporary design and finish of the link ensures a differentiation between the historic heritage assets of the former post office and sorting office. The link extension would be partially visible from Deansgate.
- 5.9 The contemporary three storey link extension between the former post office and former sorting office would be visible from Queen Vera Road and from Edward Street. The proposed fourth storey on the former sorting office would be visible from the wider extents of the site. The applicant proposes that service vehicles such as refuse collection, laundry, general deliveries etc. use Queen Vera Road. The proposed ground floor layout shows rooms that would accommodate the hotels infrastructure and back of house rooms (linen holding store, substation, electrical with, gas meter room, generator, dry cold store, kitchen and bin store) all having access points that lead out onto Queen Vera Road.
- 5.10 The application has been supported by:
- Design and Access Statement including Heritage Statement
 - Drainage Strategy Report including Proposed Drainage Levels Plan
 - Preliminary Roost Assessment (Bats)
 - Structural Appraisal
 - Transport Statement

6.0 RELEVANT PLANNING HISTORY

- 6.1 19/0163/FULL – Internal and external alterations to former post office including erection of 2no. three storey rear extensions, including one with roof terrace to Abingdon Street elevation, erection of first floor level hotel terrace within existing service yard area, installation of replacement windows, new hotel entrance and entrance to Class A3 restaurant/cafe use to Edward Street elevation, re-cladding of roof level to Edward Street and conversion of buildings to provide 102 bed hotel with ancillary bar, leisure uses, retail uses, restaurant/ cafe within Use Classes A1, A3, D2 with associated Class B1 administrative offices, car parking for 46 vehicles, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works: Approved.
- 6.2 19/0164 – LBC – Internal and external alterations to former post office including erection of two x 3 storey rear extensions, including one with roof terrace to Abingdon Street elevation, erection of first floor level hotel terrace within existing service yard area, installation of replacement windows, new hotel entrance and entrance to Class A3 restaurant/ cafe use to Edward Street elevation, re-cladding of roof level to Edward Street and conversion of buildings to provide 102 bed hotel with ancillary bar, leisure uses, retail uses, restaurant/ cafe within Use Classes A1, A3, D2 with associated Class B1 administrative offices, car parking for 46 vehicles, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works: Approved
- 6.3 17/0506 – FULL – Internal and external alterations including erection of a "plaza" to first floor level within existing service yard area, installation of replacement windows to Edward Street, re-modelling of former post office counter and use/ conversion of buildings to provide leisure uses, retail uses, offices, restaurants and cafes within Use Classes A1, A2, A3, D2 with associated administrative offices, car parking, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works: Approved.
- 6.4 17/0504 – LBC – Internal and external alterations including erection of a "plaza" to first floor level within existing service yard area, installation of replacement windows to Edward Street, re-modelling of former post office counter and use/ conversion of buildings to provide leisure uses, retail uses, offices, restaurants and cafes within Use Classes A1, A2, A3, D2 with associated administrative offices, car parking, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works: Approved.
- 6.5 16/0428 – FULL - Internal and external alterations including erection of a "plaza" to first floor level within existing service yard area and use/ conversion of buildings to provide leisure uses, retail uses, restaurants and cafes within Use Classes A1, A3, D2 and a 50 bed hotel, with associated administrative offices, car parking, landscaping, refuse storage, access, servicing, plant and demolition works: Approved.
- 6.6 16/0429 – Listed Building Consent – Internal and external alterations including erection of a "plaza" to first floor level within existing service yard area and use/ conversion of buildings to provide leisure uses, retail uses, restaurants and cafes within Use Classes A1, A3, D2 and a 50 bed hotel, with associated administrative offices, car parking, landscaping, refuse storage, access, servicing, plant and demolition works: Approved.

7.0 MAIN PLANNING ISSUES

7.1 The main planning issues are considered to be:

- The principle of development
- Ecology
- Heritage and visual amenity
- Residential and commercial amenity
- Access and highways impact
- Drainage

8.0 CONSULTATION RESPONSES

8.1 Historic England

8.1.1 Historic England supports the application on heritage grounds. The Grade II Listed former post office is one of the grandest civic buildings within the Blackpool Town Centre Conservation Area. Its classically styled front of richly detailed Portland stone reflects both the status of the Royal Mail and the growth of Blackpool in the early 20th Century. Internally, some important detailing/finishes of the ground floor public areas survive. Both buildings are vacant and in a dilapidated condition and the proposal to re-use them for a hotel is welcomed in principle. By using both buildings, the historic association between the two is maintained.

8.1.2 Historic England note that this is a very positive application that offers to visually and economically lift both buildings in the Conservation Area. Historic England recommend that the Council's Heritage Officer checks the significance of the inside of the Post Office as the details provided by the applicant are a little brief. A condition to control the method used to clean the former post office façade should be attached to any decision.

8.2 United Utilities

8.2.1 United Utilities have requested that a condition requiring a surface water drainage scheme is submitted prior to the commencement of any development as the strategy submitted with the planning application does not provide sufficient detail.

8.2.2 A condition requiring a sustainable drainage management and maintenance plan for the lifetime of the development to be submitted prior to occupation of the development has also been requested.

8.2.3 United Utilities have advised that the applicant may wish to install a pump and storage of 24 hour capacity to guarantee an adequate and constant supply to the upper floors of the development.

8.2.4 United Utilities have further advised that there is a public sewer that crosses the site and that they may not permit building over it. An easement/access strip of 6m (3m either side of the centre line of the sewer) will be required. A modification of the site layout or a diversion of the affected public sewer may be necessary. All costs associated with sewer diversions must be borne by the applicant.

8.3 Built Heritage Advisor

- 8.3.1 No objection to the proposed alterations which will respect the historic character of the buildings and use of the buildings as a hotel. A Level 3 record should be carried out prior to and during works. This could be secured by condition. It is noted that the applicant seeks to refurbish rather than replace windows which is welcomed. Any repairs to the windows should be carried out by a suitably qualified contractor. Should any windows require replacing, the design and material need to be agreed.
- 8.3.2 The heritage advisor requests that external material details and sample panels should be provided. The Portland stone façade should be surveyed by a suitably qualified contractor to identify the type and extent of any defects with the recommendation made for repairs and a methodology supplied to the Council prior to works commencing. The railings on Edward Street should be repaired and repainted by a suitably qualified contractor with a methodology agreed prior to works commencing.
- 8.3.3 The heritage advisor notes that the former post office counter is proposed to be removed from its original location and whilst damaged, if it can be re-used in the proposed bar area, that would be acceptable. The floor finishes, particularly in the counter hall should also be agreed if the original floor is no longer in situ. Plasterwork in the counter hall should be appropriately repaired and reinstated where necessary. A methodology should be agreed before works start
- 8.3.4 The heritage advisor is aware of comments raise by environmental health in regard to noise mitigation however, owing to the status of the building, the windows are original and should be repaired where necessary and retained.

8.4 Lead Local Flood Authority

- 8.4.1 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.

8.5 Highways

- 8.5.1 The Highway Authority is satisfied that the transport statement explains sufficiently the servicing and parking requirements. The applicant has a right to pass over Queen Vera's Road but there is no right to stop on it. The highway authority raises no objections, subject to conditions which include:
- Prior to first occupation, a servicing management plan is submitted to the local planning authority;
 - Prior to first occupation, a travel plan is submitted to the local planning authority;
 - Prior to the commencement of development, a demolition and construction management plan is submitted to the local planning authority.

8.6 County Archaeologist

- 8.6.1 The County Archaeologist is satisfied that the alterations will bring a fine building back into productive use and has made an observation that the building merits a record being made in its current condition to capture its final days as part of the post office network and one of the large main post offices which were built with some architectural flair to mark

their importance as part of the Royal Mail's network. Due to its significance, this building requires a more analytical record. There are no objections from the County Archaeologist, subject to conditions to include:

- Prior to commencement, a Written Scheme of Investigation (WSI) at a level 3 record is submitted.

8.7 Blackpool Civic Trust

8.7.1 Supports the comments made by Historic England.

8.8 Environmental Health – Noise

8.8.1 Environmental Health has recommended that the windows to the front elevation on Abingdon Street to be a minimum of double glazed due to the night time economy on Clifton Street, Abingdon Street and Talbot Road.

8.9 Police Architectural Liaison Officer

8.9.1 Security measures should be put in place to deter, protect and provide evidence of behaviour, should an incident occur. As the building is within a Conservation Area and Listed, it is acknowledged that not all secure by design features will be able to be met however, the following security measures are recommended to mitigate the risk of crime or anti-social behaviour affecting customers, staff and the local community:

- Placement of security cameras and CCTV requirements;
- Existing doors / frames to incorporate key operated locks to BS 3621 also fitted with window restrictor if located on the ground floor;
- New doors and windows installed to PAS 24:2012 (2016) certification;
- Communal entrance door sets to be of a robust construction;
- Anti-vandal access control systems;
- Illuminated and alarmed fire doors;
- Access control system incorporated to prevent unauthorised access into private areas of the building;
- Wireless or Hardwired intruder alarm installed to EN30131 to cover all available points of access.
- External waste storage areas to be locked with refuse bins having lockable lids. Waste storage area to be well lit;
- Loft hatches located in communal areas such as over landings must be locked to prevent unauthorised access and misuse;
- Anti graffiti paint painted to the traditional phone boxes;
- Installation of a 2.4m anti climb fence around the perimeter during construction and;
- Plant and machinery fitted with alarms.

8.10 Electricity North West Limited

8.10.1 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 Contaminated Land

8.11.1 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.

8.12 Waste – Commercial

8.12.1 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.

8.13 Blackpool International Airport

8.13.1 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 National Amenity Societies of Listed Building

8.14.1 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.

9.0 REPRESENTATIONS

9.1 Press notice published: 20/07/2021

9.2 Site notice published: 13/07/2021

9.3 Neighbours notified: 08/07/2021

9.4 One representation have been received from the following properties:

- 18 Edward Street

9.5 The representation states that in principle, a marvellous idea and use of such a large building in a very central location and what is currently an empty eyesore however, raises the following concerns:

- The additional floor, balconies and roofing will reduce natural light even further.
- An artificial floor and balconies is out of character and would affect the architecture of the building.
- Increase in noise and disturbance to legal services offered by the Samaritans.
- Concern that the railings on Edward Street would be removed and they should be retained as they form part of the appeal of the period building.

9.6 The Committee is respectfully reminded that neither Historic England, Blackpool Civic Trust nor the Council's Heritage Advisor have raised any objection to the proposals.

9.7 The application site is currently vacant and as such, any proposed development on the site would result in an increase in activity levels, including noise. Environmental Health has been consulted on the application and no objections have been made or concerns raised in regard to noise on Edward Street.

10.0 RELEVANT PLANNING POLICY

10.1 National Planning Policy Framework

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

- Section 2 – Achieving sustainable development
- Section 6 – Building a strong, competitive economy
- Section 7 – Ensuring the vitality of town centres
- 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 15 – Conserving and enhancing the natural environment
- 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

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

- CS1 Strategic Location of Development
- CS3 Economic Development and Employment
- CS4 Retail and other Town Centre Uses
- CS7 Quality of Design
- CS8 Heritage
- CS9 Water Management
- CS10 Sustainable Design and Renewable and Low Carbon Energy
- CS17 Blackpool Town Centre
- CS21 Leisure and Business Tourism

10.4 Blackpool Local Plan 2011-2016 (saved policies)

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
- LQ4 Building Design
- LQ5 Public Realm Design
- LQ6 Landscape Design and Biodiversity
- LQ7 Strategic Views
- LQ9 Listed Buildings
- LQ10 Conservation Areas
- LQ14 Extensions and Alterations
- BH3 Residential Amenity
- BH4 Public Health and Safety
- NE6 Protected Species
- SR6 Retail/Cafe Zone
- AS1 General Development Requirements
- AS2 New Development with Significant Transport Implications

10.5 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (emerging policies)

10.5.1 The Blackpool Local Plan Part 2 has been subject to a formal consultation exercise which ended on the 2 April 2021. At this point in time limited weight can be attached to the policies proposed. Nevertheless, the following draft policies in Part 2 are most relevant to this application:

- DM17 Design Principles
- DM19 Strategic Views
- DM20 Extensions and Alterations
- DM21 Landscaping
- DM26 Listed Buildings
- DM27 Conservation Areas
- DM28 Non-Designated Heritage Assets
- DM31 Surface Water Management
- DM35 Biodiversity
- DM41: Transport Requirements for New Development

10.6 Other Relevant Policy Guidance

10.6.1 Blackpool Council declared a Climate Emergency in June 2019 that requires urgent action. The Council is committed to making its activities net zero carbon by 2030 and that planning decisions are in line with a shift to zero carbon by 2030.

10.6.2 The Holiday Accommodation Supplementary Planning Document was adopted in 2017. The Supplementary Planning Document supports improvement in quality in the most sustainable locations.

- 10.6.3 The Blackpool Town Centre Strategy was adopted in 2013 and sets out the importance of Blackpool Town Centre to the successful regeneration of the resort and the economic prosperity of the wider Fylde Coast. This document has a number of objectives, including improving the quality of buildings, streets and spaces in the Town Centre and developing a high quality hotel offer.
- 10.6.4 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.
- 10.6.5 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.

11.0 ASSESSMENT

11.1 Principle of Development

- 11.1.1 The principle of hotel development through the re-use of the vacant and dilapidated buildings with extensions and associated works, including demolition, has already been established through the granting of planning permission in 2016. As evident through the planning history for the site, various permutations relating to a hotel development have been submitted and approved with planning permission granted in 2017 and again in 2019.
- 11.1.2 The site remains vacant and the buildings dilapidated. Since the grant of permission in 2019, the buildings have become prone to vandalism. Therefore, the longer the site is left vacant, the greater the chance of the buildings being put at risk.
- 11.1.3 The National Planning Policy Framework was amended in July 2021 but there were no changes to the National Planning Policy Framework that would suggest that a hotel in this location and the re-use of the buildings, would no longer be acceptable. Hotels are considered a main Town Centre use and as per paragraph 87 of the National Planning Policy Framework, main Town Centre uses should be located within the Town Centre.
- 11.1.4 Core Strategy Policy CS21 states that proposals for new visitor accommodation focused on the town centre, resort core and defined holiday accommodation areas unless exceptional circumstances justify a peripheral location outside these areas will be supported. Owing to the site location, the proposal accords with Policy CS21.
- 11.1.5 Core Strategy Policy CS8 states that development proposals will be supported which respect and draw inspiration from Blackpool's built, social and cultural heritage, complementing its rich history with new development to widen its appeal to residents and visitors. Proposals will be supported that retain, re-use or convert, whilst conserving and enhancing the significance of designated and non-designated heritage assets and their setting. The proposed development encompasses all three aspects of the policy criterion and accords with Policy CS8 and has the full support of Historic England, the Council's Built Heritage Advisor and Blackpool Civic Trust.

11.1.6 The development represents a major investment in the tourism industry and would contribute towards the regeneration objectives set out in the Core Strategy and priority one of the Council Plan. The development would also support the wider regeneration efforts in and around the town centre.

11.1.7 The principle of development on the site for a hotel use remains acceptable.

11.2 Heritage and Visual Amenity

11.2.1 Section 66 (1) of The Planning (Listed Building and Conservation Areas) Act 1990 states that for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

11.2.2 Section 72 (1) of the same Act sets out the general duty as respects conservation areas for decision makers. It states that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

11.2.3 National Planning Policy relating to the conservation and enhancement of the historic environment is set out in section 16 of the National Planning Policy Framework. Paragraph 189 of the Framework states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Paragraph 199 of the Framework states that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). The policies within the Framework reflect policy CS8 and saved policies LQ9 and LQ10.

11.2.4 Saved Policy LQ9 confirms that applications will be considered having regard to the setting of a listed building whilst saved policy LQ10 requires all development to preserve or enhance the character or appearance of the Conservation Area. Policy CS8 states that developers must demonstrate how any development affecting heritage assets (including conservation areas) will conserve and enhance the asset, its significance and its setting. Accordingly, this application is supported by a Design and Access Statement which includes a Heritage Assessment.

11.2.5 The proposed development works would have an impact on the setting of the former post office building, telephone kiosks, St John's Church and locally listed heritage asset of Abingdon Street Market as well as the Town Centre Conservation Area, however, the impact is not considered to result in any substantial harm to either the heritage or non-designated heritage assets.

11.2.6 The neo-Georgian façade of the former post office has an architectural quality and it remains a prominent building that contributes positively to the Conservation Area. The use of both the former post office and former sorting office results in the historic association between the two buildings is maintained. The link extension along the southern boundary between the former post office and sorting office bridges the difference in scale of the two buildings and offers an attractive frontage to the new courtyard area. The replacement fourth storey on the former sorting office is higher than the existing but as it is set back from the east elevation, the degree in which this would be visible from the street would be limited.

11.2.7 The development proposals would both preserve and enhance the appearance of the Conservation Area, preserves the Listed Building as well as the setting of both designated and non-designated heritage assets. Notwithstanding the submitted drawings and design and access statement, the proposed materials would be secured by condition. The proposal accords with Policy CS8 and saved Policies LQ9 and LQ10 and provisions of section 16 of the National Planning Policy Framework.

11.3 Impact on Amenity

11.3.1 The application site is surrounded by a mix of retail, leisure and offices uses at street level, with some of the premises on Abingdon Street and Edward Street having residential accommodation at first floor level and above. The amenity assessment therefore takes into account occupiers of both residential and commercial properties as well as the user experience from public vantage points from within the wider context of the site.

11.3.2 The layout of the hotel proposes leisure use (gym, restaurant and bar) with the hotels 'back of house space', front of house, general plant and storage space at ground floor/street level with a small number of guest bedrooms located within the former sorting office building. Guest bedrooms are proposed on the first, second, third and fourth floors. As shown, 56 of the 148 guest rooms/suites would include kitchen facilities and therefore be considered to be self-contained units supporting self-catering occupation. All rooms would be en-suite. Ordinarily the Council requires self-contained holiday accommodation to meet the same standards as permanent residential accommodation in order to ensure adequate quality and allow for future flexibility of use. However, this approach reflects the fact that the majority of proposals for self-contained holiday accommodation are small-scale and relate to individual, traditional properties. Typically, these smaller schemes do not include any communal facilities and could not be classified as apart-hotels. In contrast, whilst the accommodation proposed here would fall significantly short of the Council's adopted standards, the accommodation would form part of a wider conversion and redevelopment scheme. As such, the self-contained accommodation proposed is considered to represent apart-hotel accommodation giving an overall C1 use for the building as a whole. On this basis, there is no requirement for the self-contained units to meet usual floorspace standards.

11.3.3 Each of the guest bedrooms on the ground, first, second and third floors would have a window whilst guest bedrooms on the fourth floor are a combination of window/balcony. Each guest bedroom will receive natural daylight. Outlook from the guest bedrooms would either be into the proposed court-yard area which would comprise a small car parking area and amenity space or out across the wider vista of Blackpool. An outdoor terrace is proposed on the fourth floor with views that would look out across the proposed court-yard and towards St Johns Church and the Winter Gardens.

Abingdon Street

11.3.4 The former post office frontage is approximately 18.5m from the principal elevations of numbers 21-33 Abingdon Street that are directly opposite. No built development is proposed to the former post office frontage but repair works subject to Listed Building Consent, are proposed. The outlook from properties that face directly towards the former post office would be significantly enhanced as will the experience of users of Abingdon Street. There would be no issues regarding loss of privacy or loss of natural light for the occupiers of numbers 21-33 Abingdon Street.

11.3.5 Numbers 32–38 Abingdon Street adjoins the application site to the west. The properties are all two storey with single storey ‘outriggers’ and windows in the rear elevations at ground floor level. The properties are all retail / commercial properties at street level and it appears that the outriggers form part of the retail/commercial space. The former sorting office at its nearest is approximately 17m away from the rear of these properties. At the nearest point, no.9 guest bedrooms are proposed from ground level up in the former sorting office. Whilst the guest bedrooms would face directly onto the rear of these properties, the retained interface distance between the occupiers of no.32-38 Abingdon Street is considered acceptable and there would be no adverse impact on the outlook or privacy of either the occupiers of the hotel guest bedrooms or occupiers of numbers 32 – 38 Abingdon Street.

Edward Street

11.3.6 The former sorting office frontage on Edward Street is approximately 13m from the principle elevations of the properties directly opposite. Repair works and re-instatement works are proposed on the existing façade; subject to listed building consent. The outlook from occupiers of the existing properties on Edward Street, as well as users of Edward Street would be significantly enhanced. A replacement fourth storey is proposed on the former sorting office however, the replacement storey is considered to have negligible impact on the outlook of the occupiers of Edward Street. The replacement fourth storey would be slightly larger than the existing fourth storey, extending the width of the former sorting office and being approximately 1.5m higher than the existing storey, would be set in from the principal elevation. Owing to the siting of the fourth storey, it is not considered that the occupiers of Edward Street amenities would be adversely affected by either over bearing impact or loss of natural light. Owing to the maintained interface distance between the former sorting office and properties on Edward Street, the proposal raises no concerns with regard to loss of privacy for either the occupiers of Edward Street or occupiers of the guest bedrooms that would face Edward Street.

11.3.7 The proposed link extension between the former post office and former sorting office, replacement fourth storey and terrace would be visible from properties and public vantage points in the wider area (from Talbot Road, Cedar Square, Church Street and Clifton Street). Owing to the siting, design and scale of the link extension, fourth storey and terrace, it is considered that outlook from the properties in the wider vicinity and outlook from public vantage points would not be adversely affected.

Queen Vera Road

11.3.8 The outlook for occupiers of the guest bedrooms overlooking Queen Vera Road would not be adversely affected. Whilst the distance between the southern elevation and Abingdon Street Market is only circa 8.6m, no guest bedrooms are proposed at ground floor level that would look onto Queen Vera Road. Guest bedrooms that would face onto Queen Vera Road would be at first floor level and above. Occupiers of these guest bedrooms would have an unrestricted outlook, overlooking the roof of adjacent Abingdon Street Market towards St John’s Church and the Winter Gardens.

Deansgate

11.3.9 The north of the site is bounded by the former telephone exchange on Deansgate. There are recessed windows in the rear elevation of the telephone exchange building at first floor level and above that currently look onto the vacant and dilapidated buildings on site. The proposed development incorporates a small car parking area and outdoor amenity space. The windows in the rear of the telephone exchange building would look onto the new court yard area. The interface distance between the proposed link extension which would be directly opposite the windows in the rear elevation of the telephone exchange building is approximately 43m. The outlook of the occupiers of the telephone exchange would be significantly enhanced and the proposals would raise no concerns regarding loss of privacy or overbearing impact.

11.4 Access and Highways

- 11.4.1 The application site is within the Town Centre and is accessible by public transport.
- 11.4.2 The application is supported by a Transport Statement which confirms in Appendix A that the site has an accessibility rating of 25 which is classified as high accessibility. The Transport Assessment has been reviewed by the Local Highway Authority and no concerns have been raised regarding the content of the report.
- 11.4.3 A draft Travel Plan has been submitted with the application and is included within Appendix D. To ensure that staff and guests are encouraged to travel in the most sustainable way, a travel plan should be secured by condition.
- 11.4.4 In regard to car parking provision to serve the development, the requirement is for 1 car-parking space per bedroom with a reduction of up to 35% in high accessibility locations. A hotel with 148 bedrooms should therefore provide a maximum of 96 spaces with 10 accessible spaces. Owing to the constrained nature of the site, the level of parking that can be provided is significantly restricted; 6 car parking spaces are to be provided with 6 accessible spaces and 5 motor cycle parking bays.
- 11.4.5 The Transport Statement sets out that 20% of the car parking spaces will be provided with active electric charging points with the remaining spaces having passive electric vehicle provision. This can be secured by condition in accordance with paragraph 112(e) of the National Planning Policy Framework.
- 11.4.6 The applicant has confirmed within their Transport Statement that those travelling by car would be encouraged to use the local car parks available in the Town Centre.
- 11.4.7 Owing to the Town Centre location, it has been agreed that coach parking is not required. The proposal would include bicycle parking for up to 20 bicycles. This is considered sufficient and could be secured by condition.
- 11.4.8 The proposed car parking and cycle parking area provided within the court yard would be accessed from Edward Street. The access has a height restriction of 3.2m which is sufficient for private vehicles, passenger transporters and commercial vans but not heavy goods vehicles.

- 11.4.9 The applicant proposes to use Queen Vera's Road for servicing. Queen Vera Road is owned and maintained by the Council. It is understood that service vehicles accessing the hotel would have the right to pass over Queen Vera's Road but not stop on it. However, as a result of the demolition proposed, the hotel would have an open area beyond Queen Vera's Road that could be used for servicing. A condition is proposed that would require the agreement of a Servicing Management Plan to ensure that servicing does not compromise amenity, highway safety, or the operation of nearby premises. An advice note is also proposed to ensure that the applicant is aware of the restrictions in place.
- 11.4.10 The proposed drawings show the vehicle access from Abingdon Street as retained however, no details have been provided as to whether this access is to be used by staff, visitor, service vehicles etc. Nevertheless, no concerns have been raised by the Highway Authority in regard to this access.
- 11.4.11 Pedestrian access will be provided from Abingdon Street which will serve the proposed restaurant and bar area whilst the pedestrian access provided from Edward Street would lead to the main reception/front of house and lobby area.
- 11.4.12 No demolition and construction management plan has been submitted with the application. Owing to the extremely limited accessibility of the site, a demolition and construction management plan would need to be submitted which can be secured by condition.

11.5 Drainage

- 11.5.1 The site falls within Flood Zone 1 and does not exceed 1ha. As such, there is no requirement for the applicant to demonstrate compliance with sequential exception tests or submit a site-specific flood risk assessment. However, a drainage strategy report was submitted with the application.
- 11.5.2 There is an expectation that new developments reduce the amount of surface water entering the combined system where possible. Where this is not possible, developments are expected to achieve a betterment in the surface water run off rates. This should be restricted to the greenfield rates where possible but, if this is not practicable, a 30% reduction should be delivered.
- 11.5.3 The submitted drainage strategy states that the surface water flow rate has been reduced by 60% for all events up to the 100 year + 40% account for climate change. A betterment on site weighs in favour of the scheme and demonstrates that the site can be drained without increasing flood risk elsewhere. However, the report lacks sufficient details for it to be agreed as part of this application. Further works are required and so standard drainage conditions would need to be imposed. Subject to conditions, the development is not anticipated to have any unacceptable impacts relating to drainage or flood risk.
- 11.5.4 United Utilities has been consulted on the application and made a number of observations relating to water pressure to serve the development and the requirement for an easement to be maintained for an existing water main that crosses the site. These observations are not planning matters but could have implications for the development. As such, it is suggested that these are added as an informative for the applicant should permission be granted.

11.6 Ecology

- 11.6.1 A Preliminary Ecology Report was submitted with the application. The report concluded that the buildings on the site contained nesting birds. An appropriately worded condition could be attached to ensure that no works are carried during the bird nesting season unless an inspection of the buildings is carried out by a suitably qualified ecologist prior to works commencing on site.
- 11.6.2 The report further concluded that the buildings had low to moderate potential for bat roosts. All bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). The legislation makes it an offence to kill, injure or capture a bat, destroy, damage or obstruct access to a bat roost or disturb a bat occupying a roost.
- 11.6.3 Whilst no evidence of roosting bats were recorded at the site, the report does highlight that potential roosting features are present and the report recommends that further survey work is undertaken to determine the absence / presence of bats on site. The applicant has not carried out this further survey work. If further survey work is required, this could not be carried out until May 2022 which is the start of the season of bat activity. The Council has sought further advice from the Greater Manchester Ecology Unit on this matter and their response will be reported through the update note.
- 11.6.4 In the absence of the additional survey work, an assessment cannot be made against saved Policy NE6 or provisions contained within section 15 of the National Planning Policy Framework. The Council as a Competent Authority could not, therefore, make a decision in respect of the scheme. As such, and unless it is confirmed by Greater Manchester Ecology Unit that a decision can be made, Members will be respectfully recommended to resolve to support the scheme but defer determination to the Head of Development Management pending the submission and agreement of the necessary ecological information.

11.7 Social Impacts

- 11.7.1 No socio-economic report has been submitted by the applicant that sets out the employment opportunities that could be generated from such a development however, a development of this magnitude is likely to bring a significant number of opportunities and benefits. The development would not only bring in construction jobs but, a hotel of this scale would employ many people across a whole range of skills and would operate all year round. Given the high levels of unemployment in Blackpool and the seasonal nature of the tourism industry, a large hotel in this location would provide much needed employment opportunities and this weighs in favour of the proposal.
- 11.7.2 An additional large hotel within the Town Centre would support other businesses in the area such as shops, restaurants and cafes, leisure facilities, cultural and tourist attractions. The development would be one of many regeneration projects within Blackpool and will assist in the re-branding of the Town Centre, strengthening it as cultural, leisure and business destination for residents and visitors. This weighs in favour of the proposed scheme.

11.8 Other Issues

- 11.8.1 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 (as amended).
- 11.8.2 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.
- 11.8.3 Through the assessment of this application, Blackpool Council as a public authority has had due regard to the Public Sector Equality Duty ("PSED") under s.149 of the Equality Act and the need to eliminate unlawful discrimination, advance equality of opportunity between people who share a protected characteristic and those who do not, and to foster or encourage good relations between people who share a protected characteristic and those who do not. The application is not considered to raise any inequality issues.

11.9 Sustainable and the planning balance

- 11.9.1 The objective of sustainable development can be summarised as meeting the need of the present without compromising the ability of future generations to meet their own needs. Sustainability comprises economic, environmental and social components. All of which are interdependent and need to be pursued in mutually supportive ways.
- 11.9.2 As per paragraph 11 of the National Planning Policy Framework, at the heart of the Framework is a presumption in favour of sustainable development. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.
- 11.9.3 Economically, the proposal would deliver regeneration to the Town Centre and would provide local employment opportunities both during construction and once the hotel is brought into operation. Employees and guests would support other businesses in the Town Centre. The proposal would deliver economic benefits and this weighs in favour of the proposal.
- 11.9.4 Environmentally, the proposal seeks to re-use of a Grade II Listed Building thus preserving the heritage asset of the former post office for future generations to enjoy. The proposed development site is naturally constrained however, there are landscaping and biodiversity enhancements that could be provided within the site and incorporated within the development. The scheme is not expected to have any unacceptable impacts in regard to drainage, land or water quality. No concerns have been raised with regard to Air Quality or Land Contamination. Whilst further ecological survey work remains outstanding, the proposal as it stands would deliver a number of environmental benefits thus weighing in favour of the proposal.
- 11.9.5 Socially, the development would provide employment opportunities all year round thus reducing unemployment levels in the area. The development would support other businesses in the Town Centre. The development would support local community health, social and cultural well-being.

- 11.9.6 In regard to the planning balance, the proposed development is considered to constitute sustainable development and no other material planning considerations have been identified that would outweigh this view.

12.0 FINANCIAL CONSIDERATIONS

- 12.1 The scheme could generate business rates income but this is not a planning consideration and carried no weight in the planning balance.

13.0 CONCLUSION

- 13.1 The proposal is considered to be sustainable development and the principle of development is acceptable. Subject to the further ecological survey work raising no issues, the proposal would bring major investment into the Town Centre and permission should be granted.

14.0 RECOMMENDATION

- 14.1 Members are respectfully recommended to resolve to support the application and delegate the decision to the Head of Development Management for approval, subject to further ecological surveys confirming the absence of protected species and subject to the following conditions:

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 and information:

POB-FEA-S1-XX-DP-A-1000_RevP2_Site Location Plan as received 2 July 2021
POB-FEA-S1-XX-DP-A-1200_RevP2_Site Plan Proposed

POB-FEA-S1-XX-DE-A-3720_RevP1_GA Elevation West Abingdon Street - Demolition
POB-FEA-S1-XX-DE-A-3721_RevP1_GA Elevation East Edward Street - Demolition
POB-FEA-S1-XX-DE-A-3722_RevP1_GA Elevation West Courtyard - Demolition
POB-FEA-S1-XX-DE-A-3723_RevP1_GA Elevation East Courtyard - Demolition
POB-FEA-S1-XX-DE-A-3724_RevP1_GA Elevation South Courtyard - Demolition
POB-FEA-S1-XX-DE-A-3725_RevP1_GA Elevation South - Demolition
POB-FEA-S1-XX-DE-A-3726_RevP1_GA Elevation North Courtyard - Demolition
POB-FEA-B1--DP-A-2050_RevP1_LG Basement +16.92 - Post Office Demolition
POB-FEA-B1--DP-A-2051_RevP1_LG Basement +16.92 - Sorting Office Demolition.
POB-FEA-B1--DP-A-2052_RevP1_00 Ground Floor +19.59 - Post Office Demolition
POB-FEA-B1--DP-A-2053_RevP1_00 Ground Floor +19.59 - Sorting Office Demolition
POB-FEA-B1--DP-A-2054_RevP1_01 First Floor +24.44 - Post Office Demolition
POB-FEA-B1--DP-A-2055_RevP1_01 First Floor +24.44 - Sorting Office Demolition
POB-FEA-B1--DP-A-2056_RevP1_02 Second Floor +28.49 - Post Office Demolition
POB-FEA-B1--DP-A-2057_RevP1_02 Second Floor +28.49 - Sorting Office Demolition

POB-FEA-B1--DP-A-2058_RevP1_03 Third Floor +31.57 - Post Office Demolition
POB-FEA-B1--DP-A-2059_RevP1_03 Third Floor +31.57 -Sorting Office Demolition
POB-FEA-B1--DP-A-2060_RevP1_04 Fourth Floor +38.35 - Sorting Office Demolition
POB-FEA-B1--DP-A-2061_RevP1_R1 Roof Floor - Post Office Demolition
POB-FEA-B1--DP-A-2062_RevP1_R2 Roof Level - Sorting Office Demolition

POB-FEA-B1-R1-DP-A-2906_RevP4_Planning Proposed Roof
POB-FEA-B1-01-DP-A-2901_RevP1_Planning Proposed First Floor
POB-FEA-B1-03-DP-A-2902_RevP1_Planning Proposed Second Floor
POB-FEA-B1-04-DP-A-2903_RevP4_Planning Proposed Third Floor
POB-FEA-B1-B1-DP-A-2904_RevP4_Planning Proposed Fourth Floor
POB-FEA-B1-B1-DP-A-2905_RevP1_Planning Proposed Basement
POB-FEA-B1-00-DP-A-2900_RevP5_Planning Proposed Ground Floor

POB-FEA-S1-XX-DE-A-3751_RevP1_GA Elevation West Abingdon Street - Proposed
POB-FEA-S1-XX-DE-A-3752_RevP1_GA Elevation East Edward Street - Proposed
POB-FEA-S1-XX-DE-A-3753_RevP1_GA Elevation West Courtyard - Proposed
POB-FEA-S1-XX-DE-A-3754_RevP1_GA Elevation East Courtyard - Proposed
POB-FEA-S1-XX-DE-A-3755_RevP1_GA Elevation South Courtyard - Proposed
POB-FEA-S1-XX-DE-A-3756_RevP1_GA Elevation South - Proposed
POB-FEA-S1-XX-DE-A-3757_RevP1_GA Elevation North Courtyard - Proposed
POB-FEA-S1-XX-DE-A-3758_RevP1_GA Elevation North Talbot Street - Proposed
POB-FEA-S1-XX-DE-A-3760_RevP1_GA Elevation West Proposed - Abingdon Street - Context
POB-FEA-S1-XX-DE-A-3761_RevP1_GA Elevation East Proposed - Edward Street - Context
POB-FEA-S1-XX-DE-A-3762_RevP1_GA Elevation Courtyard Proposed - Context

POB-FEA-S1-XX-DS-A-3201_RevP1_GA Section Post Office - Proposed
POB-FEA-S1-XX-DS-A-3202_RevP1_GA Section Courtyard - Proposed
POB-FEA-S1-XX-DS-A-3203_RevP1_GA Section Sorting Office - Proposed
POB-FEA-S1-XX-DS-A-3204_RevP1_GA Section Courtyard 2 - Proposed

Bat Preliminary Roost Assessment Report, June 2021, Ecology Services
Bat Survey Report, September 2021, Ecology Services
Drainage Strategy Report, dated 6 August 2021, Elliot Wood
Proposed Levels for Drainage drawing reference POB-FEA-S1-00-DP-A-2950 Rev P1
Structural Appraisal Rev P1, dated 15 June 2021, Elliot Wood
Transport Statement Rev 1.1, dated 21 June 2021, Elliot Wood

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. No development shall take place before details of all internal construction works, the methods, materials and components to be used in the works in the counter hall and associated rooms of the former post office have been submitted to and approved in writing by the Local Planning Authority. Works shall include (but are not limited to) the removal of non-original partitions, re-exposure of wood panelling, floor finishes, plasterwork and alteration, replacement or maintenance of architectural features. The development shall be completed in accordance with the approved details.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policy LQ1 of the Blackpool Local Plan 2001 -2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1 core Strategy 2012 – 2027.

4. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. 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. The programme of archaeological recording should comprise the creation of a record of the building to level 3 as set out in Understanding Historic Buildings (Historic England 2016). This work should be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists.

Reason: In the interests of retaining and re-exposing original features of the listed building, in accordance with Policies LQ1, LQ2, LQ4, LQ9, and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

5. No development shall take place until a Demolition/Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition/Construction Management Plan shall include and specify the provision to be made for the following:
 - dust mitigation measures during the demolition/construction period
 - control of noise emanating from the site during the demolition/construction period
 - hours and days of demolition/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/construction period
 - arrangements during the demolition/construction period to minimise the deposit of mud and other similar debris on the adjacent highways
 - measures to prevent contamination of surface and sub-surface water bodies during the demolition/construction period
 - routing of construction traffic

The demolition/construction of the development shall then proceed in full accordance with the approved Demolition/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.

6. Notwithstanding the submitted drawings, the external materials to be used on the external elevations, including the approved extensions, entrances, replacement windows, doors and roof top cladding shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any above ground construction. Details shall include sample panels of any brickwork and render demonstrating the colour, texture, bond and any pointing. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the site and street scene in accordance with Policy CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016.

7. Prior to the commencement of any works above ground level;
 - (a) the Portland Stone façade is to be surveyed by a suitably qualified contractor to identify the type and extent of any defects.
 - (b) a methodology for cleaning the Portland Stone and recommendations for repairs is to be submitted to and agreed by the Local Planning Authority
 - (c) the works shall be carried out in accordance with the agreed methodology.

Reason: In the interests of retaining and protecting the original features of the listed building, in accordance with Policies LQ1, LQ2, LQ4, LQ9, and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. The new windows and doors hereby approved shall be recessed behind the front face of the elevation in which they are set by the same degree as the existing windows and doors in that elevation.

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 LQ14 of the Blackpool Local Plan 2001-2016.

9. Notwithstanding the approved drawings submitted, details of the design and materials of any windows that are intended to be replaced on the Edward Street Elevation must be submitted and agreed in writing by the Local Planning Authority.

Reason: In the interests of preserving and enhancing the heritage asset in accordance with Policy CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

10. Prior to the commencement of works above ground level, a methodology for the repairing and repainting of the railings on Edward Street is to be submitted to the Local Planning Authority and agreed in writing. The works shall be carried out in strict accordance with the approved details.

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 LQ14 of the Blackpool Local Plan 2001-2016.

11. Notwithstanding the submitted drainage strategy:
 - (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 is not 1 in 100 year + allowance for climate change - see Environment Agency advice Flood Risk Assessments: climate change allowances'), 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 the equivalent greenfield rate OR 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 National Planning Policy Framework and National Planning Practice Guidance and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027. This information must be agreed prior to the commencement of development in order to ensure appropriate drainage of the site as the development proceeds.

12. Notwithstanding the submitted drainage strategy, 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. This information must be agreed prior to the commencement of development in order to ensure appropriate drainage of the site as the development proceeds.

13. Prior to the commencement of above ground construction, a sustainability strategy shall be submitted to and agreed in writing by the Local Planning Authority. The strategy shall:
- (i) specify energy efficiency measures to be used within the building
 - (ii) specify renewable energy features
 - (iii) specify measures to reduce water consumption
 - (iv) demonstrate that the building would achieve a BREEAM rating of 'very good' as a minimum.

The development hereby approved shall proceed and the building thereafter operated in full accordance with this strategy.

Reason: In order to ensure that the development contributes to sustainability and supports the Council's wider objectives and commitments relating to environmental quality and climate change in accordance with Policy CS10 of the Blackpool Local Plan Part 1: Core Strategy 2012 -2027.

14. Prior to the commencement of above ground construction, a security plan for the site shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall detail:
- (i) any measures to prevent vehicle attack
 - (ii) measures to ensure appropriate natural surveillance of all areas
 - (iii) CCTV coverage of the site
 - (iv) lighting to adequately illuminate the building and all external areas
 - (v) measures to mitigate against anti-social behaviour and vandalism
 - (vi) alarm provision and access arrangements/controls

The development hereby approved shall proceed and the building thereafter operated in full accordance with the plan.

Reason: In order to ensure that the development is secure in the interest of the appearance and the character of the area in accordance with Policy CS7 of the Blackpool Local Plan Part 1 Core Strategy 2012-2027 and saved Policies LQ1, BH3 and BH4 of the Blackpool Local Plan 2001-2016.

15. 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 and the development shall thereafter proceed in full accordance with this approved scheme. For the purpose of this condition, the scheme of ecological enhancement shall include:

- Native tree planting
- Provision of bird and bat boxes

Reason: In order to safeguard and enhance biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy LQ6 of the Blackpool Local Plan 2001-2016.

16. Details of the appearance, technical specification and siting of any external ventilation, ducting and plant shall be submitted to and agreed in writing by the Local Planning Authority before development commences. The agreed ducting and shall then be provided prior to first use and shall thereafter be retained.

Reason: To safeguard the living conditions of the occupants of nearby residential premises, in accordance with Policies BH3, LQ9 and LQ14 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

17. Before the development hereby approved is first brought into use the cycle storage shown on the approved plans shall be provided and shall thereafter be retained and maintained as such.

Reason: In order to encourage travel to and from the site by a sustainable transport mode in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

18. Prior to the development hereby approved being first brought into use, the parking provision shown on the approved plan(s) shall be provided and shall thereafter be retained as such.

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 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.

19. Prior to the development hereby approved being brought into use, details of the location of electric vehicle charging points to serve the development shall be submitted to and agreed by the Local Planning Authority. The agreed provision of electric vehicle charging infrastructure shall be provided in full and thereafter retained and maintained as such.

Reason: To facilitate sustainable transport by ensuring there is adequate infrastructure to enable the charging of plug in and other ultra-low emission vehicles in accordance with paragraph 112 (e) of the National Planning Policy Framework.

20. Notwithstanding the submitted drawings, the siting and appearance of the refuse storage areas and details of refuse collection, including vehicle size, access and parking arrangements shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced. The approved details shall be implemented

upon first use of the building and retained thereafter unless otherwise agreed in writing with the Local Planning Authority

Reason: In the interests of highway safety and the appearance of the site and locality, in accordance with Policies AS1, LQ1, LQ10 and BH3 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

21. Notwithstanding the submitted drawings, a Servicing Management Plan, including details of vehicle size(s), delivery/collection times, turning areas vehicle tracking and manoeuvring shall be submitted to and agreed in writing by the Local Planning Authority prior to the first use of the development hereby approved. The approved details shall be implemented upon first use of the building and retained thereafter unless otherwise agreed in writing with the Local Planning Authority

Reason: In the interests of highway safety and the appearance of the site and locality, in accordance with Policies AS1, LQ1 and BH3 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

22. The development hereby approved shall not be occupied until a travel plan has been submitted to and agreed in writing by the Local Planning Authority.

The travel Plan shall include:

- appointment of a travel co-ordinator
- proposals for surveying
- production of travel audits
- establishment of a working group
- an action plan
- timescales for implementation
- targets for implementation

The development hereby approved shall then proceed and be operated in full accordance with the approved Travel Plan.

Reason: In order to encourage travel to and from the site by sustainable transport modes in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

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

(a) a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall include a full planting schedule detailing plant species and initial plant sizes, numbers and densities;

(b) the landscaping scheme agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details; and

(c) Any trees or plants planted in accordance with this condition that 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 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.

24. Prior to the installation of any external lighting, details of the lighting 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. For the purpose of this condition, the details shall include the form, design, materials and technical specification of the lighting and a lux plan to show the resulting area of light-spill.

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

25. All clearance, demolition and construction work shall be carried out outside of the bird nesting season (March to September inclusive) in any year. If it is necessary for works to be carried out in the nesting season, then a pre commencement inspection of the buildings for active bird nests should be carried out by an experienced ecologist.

Reason: To safeguard biodiversity in accordance with Policy NE6 of the Blackpool Local Plan 2001-2016.

26. The premises shall be used for a hotel (C1 Use) and for no other purpose (including any other purpose in Class C1 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and to prevent the further establishment of Houses in Multiple Occupation and substandard permanent residential uses 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 CS7, CS12 and CS13 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016.

Advice note

1. Counter Terrorism measures should be considered to mitigate vulnerability to any terrorist threat in crowded places. The NaCTSO Crowded Places Guidance 2017 can provide protective security advice to those who own, operate, manage or work in hotels and restaurants. It is aimed at those places where there may be a risk of a terrorist attack by the very nature that they are a crowded place. The guidance can be found at www.gov.uk National Counter Terrorism Security Office and www.lancashire.police.uk.
2. A public sewer crosses this site and we may not permit building over it. We will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of Part H of the Building Regulations, for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer may be necessary. All costs associated with sewer diversions must be borne by the applicant.

3. As a multi-storey development, United Utilities recommends that the applicant install pump and storage of 24 hour capacity to guarantee and adequate and constant supply particularly to the upper floors. United Utilities water mains may need extending to serve any development on the site and the applicant may be required to pay a contribution. The applicant is encouraged to discuss potential water supply with United Utilities and can contact the team via DeveloperServicesWater@uuplc.co.uk
4. The landowner benefits from a Right of Access across Queen Vera Road however, the right does not extend to the parking of vehicles, storage of material and/or refuse receptacles, or stopping at any time for the loading/unloading of any vehicles.
5. The applicant should be aware that the Advertisements are not assessed as part of the planning application and separate Advertisement Consent may be required.