
Officer Report to Committee

Application ref:	22/0488
Ward:	Stanley
Application type:	Full
Location:	
	LAND TO THE REAR OF 199-201 COMMON EDGE ROAD, BLACKPOOL, FY4 5DJ (199A COMMON EDGE ROAD, BLACKPOOL, FY4 5DJ)
Proposal:	Erection of a dwelling (including dormers and rooms in the roof space) with associated off-street parking and access from Common Edge Road (alteration to house type previously approved under planning permission ref: 19/0653)
Recommendation:	Grant full planning permission
Recommendation Summary:	The scheme as amended is considered acceptable. It would provide a good level accommodation and would not have an unacceptable impact on surrounding properties.
Meeting date:	
	7 March 2023
Reason for bringing to Committee:	Following consultation with the Chair of the Planning Committee it is considered that the application is of significant public interest.
Case officer:	Caron Taylor
Case officer contact:	01253 476221

1.0 SITE DESCRIPTION

- 1.1 The application site is a rectangular piece of back-land to the rear of 199-201 Common Edge Road. It is accessed via a long access track between numbers 199 and 201 Common Edge Road. Historically Wally's flower stall operated for many years from the track frontage with Common Edge Road which had a small shed, now removed. This use ceased sometime around 2013.
- 1.2 The site is within flood zone 1 and within Blackpool aerodrome safeguarding area.
- 1.3 At present there are a number of touring and static caravans on the site being used for residential purposes along with dog kennels and outside dog runs. A driveway business also appears to be being run from the site. These matters are with the Council's planning enforcement officers and the current activities on the site have been given no weight in the determination of this application.

2.0 PROPOSAL

- 2.1 The proposal is for the erection of a dwelling (including dormers and rooms in the roof space) with associated off-street parking and access from Common Edge Road (alteration to house type previously approved under planning permission ref: 19/0653).

3.0 RELEVANT PLANNING HISTORY

- 3.1 21/0661 – Erection of a detached dwelling house with balcony at first floor level and integral garage with associated access and landscaping works – Refused and appeal dismissed.
- 3.2 21/0346 Discharge of condition 2 (landscaping) attached to planning permission 19/0653 - Approved.
- 3.3 19/0653 Erection of one detached bungalow with integral garage and associated access from Common Edge Road (reserved matters application pursuant to outline application ref 16/0229) – Approved.
- 3.4 16/0229 Erection of one detached bungalow with integral garage and associated access from Common Edge Road – Approved.
- 3.5 15/0712 Erection of 1 pair of 2 storey semi-detached dwelling houses and 1 detached 2 storey dwelling house with car parking and associated access from Common Edge Road - Refused

4.0 RELEVANT PLANNING POLICY/LEGISLATION

4.1 National Planning Policy Framework

- 4.1.1 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 5 – Delivering a Sufficient Supply of Homes
- 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

4.2 National Planning Practice Guidance

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

4.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027 (Part 1)

- 4.3.1 Part 1 was adopted in January 2016. The following policies are most relevant to this application:

- CS2 Housing Provision
- CS7 Quality of Design
- CS13 Housing Mix, Standards, and Density

4.4 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027 (Part 2)

4.4.1 Part 2 was adopted on 22 February 2023. The following policies are most relevant to this application:

- DM1 Design Requirements for New Build Housing Developments
- DM35 Biodiversity
- DM36 Controlling Pollution and Contamination
- DM41 Transport requirements for new developments
- DM42 Aerodrome Safeguarding

4.5 Other documents, guidance and legislation

4.5.1 Department for Communities and Local Government National Technical Housing Standards – this document was published in March 2015 and sets out the national minimum standards for new homes. This partially supersedes some of the standards in the Council’s New Homes from Old Places SPD guidance.

4.5.2 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.

4.5.3 Blackpool Council adopted the Blackpool Green and Blue Infrastructure (GBI) Strategy in 2019. The Green and Blue Infrastructure 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.

4.5.5 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.

4.5.6 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.

4.5.7 The Environment Act 2021 makes provision for all planning permissions to be conditional on the provision of biodiversity net gain. Whilst there is, as yet, not requirement set out in statute, the Government’s clear intention is a material planning consideration. The Council will therefore seek to secure biodiversity net gains where practicable in advance of this becoming a statutory requirement.

5.0 CONSULTEE RESPONSES

- 5.1 **United Utilities** – The National Planning Policy Framework and the National Planning Practice Guidance advise that surface water from new developments should be investigated and delivered in the following order of priority:
1. into the ground (infiltration);
 2. to a surface water body;
 3. to a surface water sewer, highway drain, or another drainage system;
 4. to a combined sewer.

United Utilities recommends that the applicant considers their drainage plans in accordance with the drainage hierarchy outlined above. National Planning Policy Framework and the National Planning Practice Guidance and advises that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

United Utilities recommends that the applicant considers their drainage plans in accordance with the drainage hierarchy outlined above.

United Utilities also stated that a public sewer crosses the site and that they may not permit building over it. They therefore require an access strip for maintenance or replacement.

- 5.2 **Head of Highways and Traffic Management Services** – Has no objection to the application subject to matters of detail at the access to the highway. The access width scales about 6 metres. However, it is bounded on both sides by third party boundary treatments higher than 1 metre. They therefore wish to see a plan of the access, compliant with relevant standards to demonstrate visibility of pedestrians for emerging drivers. Effectively, the drivers should be kept away from the edges by the splays.

6.0 REPRESENTATIONS

- 6.1 Press notice published: Not applicable.
- 6.2 Site notice displayed: 16/06/22.
- 6.3 Neighbours notified: 15/06/22, 23/11/22 and 05/01/23.
- 6.4 Six Representations have been received from six addresses in the local area. These representations raise the following issues:
- There are activities going on, on the site that do not benefit from planning permission and are causing disturbance to neighbours;
 - There are mobile homes, motorhomes and caravans on the site with families living in them;
 - A driveway business is being run from the site and is likely to continue if planning is granted;
 - The access is horrendous;
 - The area is a Conservation Area;
 - The building would overlook their bedroom;

- They would lose privacy in their back garden;
- There will be no connection to the existing drainage system;
- The proposal will not be possible with the removal of the static mobile homes. Is this the reason for the requested large paved area?
- A two storey building would tower over private gardens and impact the area
- The planning application has a number of errors [extensively listed];
- The proposed three bed property could easily be converted to a four bed;
- They do not consider any condition on a planning permission would be respected if it were to be granted.

7.0 ASSESSMENT

7.1 Principle

7.1.1 Planning permission has been permitted in the past for a dormer bungalow on the site. Although this has now expired (unless it can be established that the permission has been implemented) the site is not within the area designated as Marton Moss under Core Strategy Policy CS26 and therefore development is acceptable in principle. The proposal also complies with Policy CS2.

7.2 Amenity

7.2.1 The previously approved property was a dormer bungalow set out in an approximate 'L-shape', having an attached garage and also an orangery style element projecting from the southern elevation. The proposed property would also be a bungalow with rooms in the roof but would be rectangular in shape, leaving a forecourt in front of the entrance for parking and manoeuvring.

7.2.2 To the south of the access track is a bungalow with a rear conservatory and to the north of the track is a two storey house. Both of these properties back onto the application site.

7.2.3 The detached property 199A Common Edge Road (actually located on a small side road off Common Edge Road) backs onto the site to the north. To the west and south the side gables of numbers 44 and 42 Oakwood Close respectively face towards the site.

7.2.4 The proposed property has two dormer and a small roof light in its rear roof slope. These would look out over the parking court/manoeuvring area for the properties at the end of Oakwood Close and partially onto the blank side gable of number 44 Oakwood Close. It would not therefore result in overlooking to the private amenity areas of other properties.

7.2.5 The southern roof slope would not have any windows in and the property would be due north of number 42 Oakwood Close, so would not impact on this property.

7.2.6 A balcony contained within the roof slope is proposed in north side of the roof. There would be over 11 metres from the balcony to the boundary with the rear garden of 193A Common Edge Road and over 21 metres between the balcony and the first-floor windows of this property (the nearest one being a rear former) which is considered acceptable. It is also considered that the balcony is set within the roof slope and the angle from it to the rear gardens of nearby properties of numbers 199 and 197 Common Edge Road and number 44 Oakwood Close is sufficient to prevent it have an unacceptable impact on these properties or their gardens.

- 7.2.7 To the east facing towards the rear of the properties fronting Common Edge Road is a double height glazed entrance gable which internally this serves the entrance and the staircase. It would be approximately 10 metres from the rear boundary of number 201 and closer to the rear boundary of number 199 but at a more oblique angle. Given the amount of glazing in the entrance feature and its distance to the rear boundaries of other properties, it is considered this could result in overlooking, or the neighbours could certainly feel perceived overlooking, especially as it is likely to be illuminated at night. A condition is proposed requiring it to be obscure glazed at first floor to avoid this. Such a condition was imposed on the property previously permitted on the site which had a very similar entrance feature.
- 7.2.8 Four tall roof lights are also proposed in the east roof slope, two either side of the front double height gable. It is considered that the distance between the roof lights to the left of the gable and the rear garden of number 201 is acceptable. The garden of number 199 is closer to the roof lights to the right of the gable and therefore a condition is proposed requiring these to be obscure glazed. It is not considered problematic as these roof lights provide secondary light to the main bedroom which has its main source of light from the patio door serving the balcony.
- 7.2.9 Given the height, orientation and position of the proposed property on the site it is not considered it will result in unacceptable overshadowing or over dominance to existing properties.
- 7.2.10 Although access to the property via the driveway would result in some noise to the adjacent properties it is not considered that this would be unacceptable given the size of the property and the number of comings and goings that would be expected to a property of the size proposed.
- 7.2.11 Given that the site is back land and has existing properties around it a condition is proposed removing Permitted Development Rights for outbuildings and extensions including roof alterations and additions. This is to ensure the council would have control over any future additions and could assess the impact on surrounding properties.
- 7.2.12 The property itself would provide a good standard of accommodation and exceed local and national standards in terms of room sizes.

7.3 Visual Impact

- 7.3.1 The design of the property is contemporary but not over dominant given overall it is viewed as a bungalow. From Common Edge Road, views of it will be fleeting, directly down the access when passing and with limited views between the existing properties from Common Edge Road.
- 7.3.2 The main view from outside the site will be from the turning and parking court at the end of Oakwood Close. There are some bushes and trees on the Oakwood Close side of the fence separating it from the site but these are not particularly large and some are deciduous so provide minimal screening of the site. Although the proposed bungalow (and the two dormers) would be visible from this location it is not considered it would appear over dominant, being a bungalow with fully hipped roof viewed in the context of two-storey properties either side (grouped in blocks of three), in a suburban setting.

7.4 Access, Highway Safety and Parking

- 7.4.1 Access to the property would be via the driveway track from Common Edge Road.
- 7.4.2 There is adequate space within the site to ensure a vehicle can turn round therefore ensuring they can enter and exit in a forward gear.
- 7.4.3 The Council's highway engineer has no objection to the application subject to matters of detail at the access to the highway being agreed. They state the access width scales about 6 metres, however it is bounded on both sides by boundary treatments higher than 1 metre and they would therefore wish to see a plan of the access, to demonstrate visibility of pedestrians for emerging drivers. Effectively, the drivers should be kept away from the edges by the splays. A condition to secure this is proposed.
- 7.4.4 The access drive is very long (approximately 39 metres), however views along it are clear from either end and it is considered wide enough for two vehicles to pass safely.
- 7.4.5 Although the access drive is very long (approximately 39 metres) it is considered that given its width it would be possible for bins to be presented on collection days at a point along the driveway within 25 metres of the access point with Common Edge Road in accordance with the Building Regulations, whilst leaving sufficient room for a vehicle to pass.

7.5 Drainage

- 7.5.1 The National Planning Policy Framework and the National Planning Practice Guidance advise that surface water from new developments should be investigated and delivered in the following order of priority:
1. into the ground (infiltration);
 2. to a surface water body;
 3. to a surface water sewer, highway drain, or another drainage system;
 4. to a combined sewer.
- 7.5.2 The application form states that surface water will be disposed of via a main sewer, however no assessment to see if options higher up the drainage hierarchy above has been submitted. Therefore a condition is proposed to ensure the hierarchy is explored in accordance with the National Planning Policy Framework and the National Planning Practice Guidance, to ensure surface water is disposed of as high up the hierarchy as is practicable.
- 7.5.3 A condition is also proposed that foul and surface water shall be drained on separate systems.
- 7.5.4 A public sewer crosses the site and United Utilities may not permit building over it. They require an access strip for maintenance or replacement. An informative note regarding this on any decision is proposed.

7.6 Other Issues

- 7.6.1 There is a possibility of contamination being present due to historical land uses as it used to be a nursery so pesticides may be present and unknown made ground. A land contamination condition is therefore proposed.

- 7.6.2 An objector has stated that the site is in a Conservation Area. This is not correct as this side of Common Edge Road is outside the Conservation Area boundary.
- 7.6.3 A condition is proposed regarding ecological enhancement on the site, to ensure the aim to achieve biodiversity net gain is met.
- 7.6.4 Although the site has been cleared in the past, planting is proposed on site and a condition is proposed requiring a landscaping scheme to be submitted.
- 7.6.5 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).
- 7.6.6 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.
- 7.6.7 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.

7.7 Sustainability and planning balance appraisal

- 7.7.1 Sustainability comprises economic, environmental and social components.
- 7.7.2 Economically some jobs would be generated during the construction phase.
- 7.7.3 Environmentally conditions regarding biodiversity and landscaping are proposed and it is considered a satisfactory drainage scheme can be achieved on the site.
- 7.7.4 Socially the proposal would be acceptable in terms of the impact on the surrounding properties.

8.0 CONCLUSION

- 8.1 As set out above, the scheme is considered to represent sustainable development and no other material planning considerations have been identified that would outweigh this assessment. On this basis, planning permission should be approved.

9.0 RECOMMENDATION

- 9.1 Approve 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:

Location plan recorded as received by the Council on 10th June 2022

Proposed site layout plan ref. A021/200/P/03 Rev D

Elevations and floor plans ref: A021/200/P/01 Rev E

Elevations and floor plans ref: A021/200/P/02 Rev E

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

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

3. 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 Policy DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

4. 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 DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

5. Prior to the commencement of any above ground construction, a scheme for the provision of any new boundary treatments to include their position, height, materials and design, shall be submitted to and agreed in writing by the Local Planning Authority. These agreed boundary treatments shall then be provided in full and in full accordance with the approved details before the proposal hereby approved is first brought into use.

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 DM17 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

6. The accommodation shall be used for permanent residential occupation within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) only and for no other purpose.

Reason: In order to safeguard the living conditions of the occupants of nearby residential properties and the character of the area in accordance with Policies CS7, CS12 and CS23 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

7. All glazing to the first floor of the entrance feature (above the eaves line of the property) in the east north-east elevation facing the rear of properties on Common Edge Road, and the two rooflights in the same elevation to the right side of the entrance feature serving the master bedroom, shall be at all times obscure glazed to a level of 5 (where 1 is entirely transparent and 5 is entirely obscured) and fixed permanently closed.

Reason: In order to safeguard the privacy of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no enlargement of the dwelling the subject of this permission shall be carried out or outbuildings erected without the written approval of the Local Planning Authority.

Reason: In order to safeguard the amenities of nearby residents in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

- 9 Prior to the commencement of development;

- (a) a phase 1 geo-technical study into potential land contamination shall be submitted to and agreed in writing by the Local Planning Authority; and
- (b) should the phase 1 report required by part (a) of this condition indicate a need for site investigation, a methodology for a phase 2 geo-technical site investigation into potential land contamination shall be submitted to and agreed in writing by the Local Planning Authority; and
- (c) the phase 2 investigation approved pursuant to part (b) of this condition shall be carried out in full and the results of this investigation shall be submitted to and agreed in writing by the Local Planning Authority; and
- (d) any scheme of remediation shown to be required by the investigation undertaken pursuant to part (c) shall be submitted to and agreed in writing by the Local Planning Authority; and
- (e) the remediation agreed pursuant to part (d) of this condition shall be carried out in full and a validation report confirming the works shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policies CS7 and CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027. This information is required to be submitted and agreed prior to commencement in order to ensure that the development hereby approved proceeds safely.

10. 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 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 Policy DM21 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

11. Prior to the commencement of any above ground construction, a scheme of ecological enhancement shall be submitted to and agreed in writing by the Local Planning Authority 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
- Features to facilitate roaming of small mammals

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 DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

12. The following measures shall be adhered to throughout the demolition/construction period of the development hereby approved:

- all materials will be covered and stored on raised pallets only
- means of escape for amphibians and small mammals shall be provided from any excavation (i.e. solid plank providing access from the base of the excavation to ground level)

- construction and storage areas to be inspected at the start of each working day for amphibians and small mammals
- in the event that a protected species is found on site, works should immediately cease and a suitably qualified and experienced ecologist consulted
- any non-protected species found on site should be carefully removed and placed under cover on the other side of the site boundary.

Reason: In order to safeguard biodiversity in accordance with Policy CS6 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM21 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

13. 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 Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

14. Notwithstanding the information shown on the approved plan and prior to the dwelling hereby approved being first occupied;

- 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 Policy DM41 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

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

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

16. (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:

- (i) Measures to achieve a reduced rate of discharge of surface water agreed with the Local Planning Authority and a timetable for its implementation.

- (ii) Evidence of an assessment of the site conditions to include site investigation and test results to discount infiltration or to confirm infiltrations rates;
 - (iii) 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;
- (b) Unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.
- (c) The scheme agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details before the development hereby approved is first brought into use.

Reason: To promote sustainable development, secure proper drainage of surface water and to manage the risk of flooding and pollution in accordance with the provisions of the NPPF and NPPG and Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027. This information must be agreed prior to the commencement of development in order to ensure appropriate drainage of the site as the development proceeds.

17. Before the development hereby approved is first brought into use the refuse storage shown on plan ref. A021/200/P/03 Rev D shall be provided and shall thereafter be retained and maintained as such.

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

ADVICE NOTES TO DEVELOPERS

1. With regard to United Utilities' property, assets and infrastructure, a public sewer crosses this site and they may not permit building over it. They 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 "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with the Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.
2. This site falls within the identified safeguarding area for Blackpool Airport. As such, your attention is drawn to the following advice notes:

<http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-1-Aerodrome-Safeguarding-An-Overview-2016.pdf>

<http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-2-Lighting-2016.pdf>

<http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-3-Wildlife-Hazards-2016.pdf>

<http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>

<http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-5-Renewable-Energy-2016.pdf>

For further information and advice, please contact safeguarding@blackpoolairport.com

3. Please note that any address changes or new addresses needed as a result of this development must be agreed by the Council. Please contact the Council on 01253 477477 for further information.
4. Blackpool Council operates a refuse collection and recycling service through the use of wheeled bins. Developers of new residential properties, including conversions, will be required to provide these bins. Contact should be made with the Council's Waste Services team via email to waste@blackpool.gov.uk or by telephone to 01253 477477 for further advice and to purchase the bins required.