
Officer Report to Committee

Application ref:	22/0499
Ward:	Park
Application type:	Full
Location: 6 Whinney Heys Road, Blackpool, FY3 8NP	
Proposal:	Erection of 1no detached dwelling in rear garden, with associated access from Cottesmore Place (resubmission of withdrawn application ref: 21/0476).
Recommendation:	Grant
Recommendation Summary:	The scheme as amended is considered acceptable. It would provide a new home of a good standard and would not have an unacceptable impact on surrounding properties.
Meeting date: 13 June 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 part of the rear garden of 6 Whinney Heys Road, a large, detached house on the east side of Whinney Heys Road, originally the presbytery to the adjacent shrine. Its rear garden has a long frontage to Cottesmore Place. The Thanksgiving Shrine of Our Lady of Lourdes located to the north, is a listed Grade II* building. To the north east is a four storey block of flats, and Cottesmore Place is a cul-de-sac of mainly detached houses.
- 1.2 The property is within flood zone 1, no other constraints apply to the site. The property is outside Stanley Park Conservation Area (the boundary runs between the property and the Shrine).

2.0 PROPOSAL

- 2.1 Erection of one detached dwelling house in rear garden, with associated access from Cottesmore Place. The proposed two storey dwelling would be in the side/rear garden of the existing dwelling on Whinney Heys Road and would take both pedestrian and vehicular access from Cottesmore Place.
- 2.2 The application has been supported by:
- Design and Heritage Statement
 - Arboricultural Report

3.0 RELEVANT PLANNING HISTORY

- 3.1 21/0476 – Erection of one detached dwelling house and detached garage in rear garden, with associated access from Cottesmore Place – withdrawn
- 3.2 08/0437 – Use premises as a dental surgery - withdrawn

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 11 – Making Effective Use of Land
- Section 12 - Achieving well-designed places
- Section 15 – Conserving and Enhancing the Natural Environment
- Section 16 – Conserving and Enhancing the Historic 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 Local Plan Part 1: Core Strategy 2012-2027

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

- CS2 Housing Provision
- CS6 Green Infrastructure
- CS7 Quality of Design
- CS8 Heritage
- CS9 Water Management
- CS11 Planning Obligations
- CS12 Sustainable Neighbourhoods
- CS13 Housing Mix, Standards, and Density

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

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

- DM1 Design Requirements for New Build Housing Developments
- DM17 Design Principles
- DM18 High Speed Broadband for New Developments

- DM26 Listed Buildings
- DM27 Conservation Areas
- DM31 Surface Water Management
- DM35 Biodiversity
- DM41 Transport Requirements for New Development

4.5 Other documents, guidance and legislation

- 4.5.1 DCLG 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 Supplementary Planning Document guidance.
- 4.5.2 Greening Blackpool Supplementary Planning Document - this document was adopted in May 2022 and sets out the green infrastructure and tree planting requirements for new development.
- 4.5.3 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.
- 4.5.4 Blackpool Council adopted the Blackpool Green and Blue Infrastructure (GBI) Strategy in 2019. The GBI Strategy sets out six objectives for Blackpool in terms of green infrastructure:
- Protect and Enhance GBI i.e. protecting the best and enhancing the rest
 - Create and Restore GBI i.e. greening the grey and creating new GBI in areas where it is most needed
 - Connect and Link GBI i.e. making the links, improving connectivity and accessibility of GBI
 - Promote GBI i.e. changing behaviour, promoting the benefits of GBI and encouraging greater uptake of outdoor activity and volunteering.
- 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

Following the receipt of amended plans United Utilities has issued a build over in principle letter as it appears that its required access to the sewer is provided. The acceptability of the scheme will be dependent upon the applicant knowing the exact location (line and depth) of

the asset in question and a build over agreement being entered into with its developer services legal department.

5.2 **Head of Highways and Traffic Management Services**

From a highways perspective they have no objection to the principle of the development. They originally commented on the parking arrangement not being acceptable as it showed three spaces –two of which were blocked by a vehicles in the third space. Amended plans have since been received reducing the size of the property and the parking layout.

5.3 **Blackpool Civic Trust**

This development will provide a very intensive site which is out of context for the conservation area and should not be approved.

5.4 **Parks Officer**

There's no issues with the information and tree report. However trees have been removed from site without permission and cut the trees in half (G1) belonging to the church. Therefore, they would expect a landscaping/planting plan to be provided/conditioned.

5.5 **Conservation Officer**

Agrees with the approach to secure new planting through this application.

6.0 **REPRESENTATIONS**

6.1 Press notice published: 12/07/22

6.2 Site notice displayed: 30/06/22

6.3 Neighbours notified: 24/06/22 and 23/03/23 (amended plans)

6.4 Three representations were received from residents of Cottesmore Place to notification of the original plans, two objections and one of neutral comments.

6.4.1 Following notification of amended plans (a reduced size dwelling) the two people who objected and the person who made neutral comments have reiterated their points.

6.4.2 These objections raise the following issues:

- Object to the entrance from Cottesmore Palace as the road is simply too narrow;
- The opposite side is not yellow lined therefore free to park for all for as long as they wish;
- The council promised this was going to be double lines like the rest of the street but this still hasn't happened;
- There is no room to swing into the property on Cottesmore Place from this entrance there would be enormous constraints on the traffic in and out of the road;
- No emergency vehicle will be able to enter if the traffic is parked and the new entrance will be obstructed by work vehicles;
- The dwelling could possibly take light off the rear gardens in Cottesmore Place;
- Residents will struggle to exit the road;
- Residents struggle to reverse off their driveways as they cannot see cars coming due to parked cars on the road;
- The entrance proposed would make this impossible for traffic to manoeuvre safely, possibly having an impact on Whinney Heys road where emergency vehicles are on route to the hospital;

- Yellow lines would be a safety asset, access for ambulance and fire engine if required;
- They are aware that the inconvenience would only be temporary whilst the building is in progress, but unless the parking down Cottesmore Place is resolved it will remain a serious risk of an accident occurring so yellow lines would be required before building could commence and they would like that concern on record;
- The single fronted building is not in keeping with the other nine houses in Cottesmore Place;
- Concern about losing light to the front left side of no. 2 Cottesmore Place.

6.4.3 The neutral comment states:

- They have no objection in principal to the erection of the property;
- However the proposed new driveway leading into Cottesmore Place has the potential to cause a serious accident and they would politely suggest that a sub-committee come and look at the situation before a final decision is made;
- The entry and exit by vehicles in and out of Cottesmore Place continues to be restricted to a single carriageway due to the failure by Road Traffic Management to carry out its promise to provide double yellow lines and no loading restrictions passed by the Planning Committee in 2020-1;
- This, together with instances of continued illegal parking on footpaths and at the junction of Cottesmore Place due to the lack of car parks in the area makes the possibility of a serious accident a continued threat;
- Allowing of a driveway into Cottesmore Place facing oncoming traffic with no escape is going to make an existing serious situation considerably worse;
- The Highways Department previously recognised in 2019-20 that forcing traffic exiting Cottesmore Place onto the right hand side of the road was creating a very dangerous situation which could possibly lead to an accident or hold up on Whinney Heys Road. Their solution was to paint double yellow lines/no stopping markings however this was never carried out so there continues to be a very dangerous situation which is sometimes made even worse by illegally parked vehicles;
- If Highways had kept its promise to make Cottesmore Place a safe thoroughfare by painting the double yellow lines/no loading kerb markings there would be no need to make any objections whatsoever to this application.

7.0 ASSESSMENT

7.1 Principle

7.1.1 The site is a windfall site (a site not allocated for development in the Local Plan), however Core Strategy Policy 2 envisages that windfall sites will be used to deliver homes during the plan period.

7.1.2 As a garden area the site is not previously developed land as defined by the National Planning Policy Framework. The National Planning Policy Framework seeks to ensure that development coming forward on garden land maintains an area's prevailing character and setting and not cause harm to an area.

7.1.3 Therefore subject to this being acceptable the proposal is considered acceptable in principle as the site is not on the Council's brownfield register and is not otherwise allocated or safeguarded for another use.

7.2 Amenity

- 7.2.1 Initially a four bedroom property was proposed, however United Utilities raised an issue regarding a public sewer crossing the site and will not permit building over it and require an easement for access and maintenance. The dwelling has therefore been reduced in size to a three bed property so as not to impinge on the sewer or its easement.
- 7.2.2 The proposed dwelling is of a good size, meeting or exceeding all the relevant standards in relation to the gross internal floor area, kitchen/lounge/dining areas and bedrooms.
- 7.2.3 Policy DM1 of the Local Plan Part 2 requires proposals to provide adequate private, defined and useable amenity space for existing and new occupants. It states private amenity space should be at least the equivalent size of the footprint of the house or reflect garden sizes in the area. Depending on the character of the wider area, where possible, all new build dwellings should include amenity space at the front of the property.
- 7.2.4 The proposal would benefit from a rear garden larger than the footprint of the house. It would also benefit from a small front garden area with a side driveway. The proposal is therefore considered acceptable in this respect.
- 7.2.5 In terms of overlooking to/from the rear, there would be no issue of overlooking to the listed shrine. There is a block of three/four storey flats on Newton Drive to the north, however it does not share a boundary with the site and although there would only be approximately 7.5m between the first floor rear windows of the proposed property and its rear boundary, this window will look onto the open land associated with the shrine, the carpark of the flats and its windows will face towards windows in the flats at an oblique angle. In addition to the oblique angle of vision there would also be over 25m between facing windows so the relationship with the flats is considered acceptable.
- 7.2.6 In relation to the host property, no. 6 Whinney Heys Road, the rear of this property has a double height bay window nearest to the application site. There would be approximately 10.5m between this window and the side wall of the proposed dwelling (which would only have a first floor window in serving a bathroom). There would be just over 6m from the bay window to the boundary with the application property but it would look onto the proposed side driveway, not an area of private amenity space. The host property would retain a good garden area to the rear and side of the property and for these reasons the proposal is considered acceptable in terms of its relationship with no. 6.
- 7.2.7 The proposed dwelling would project marginally further rearwards than the adjacent property no. 1 Cottesmore Place (by about 1.5 metres) but would cause very little overshadowing of its rear rooms due to the angle of the properties and their orientation and for the same reason it would not appear over-dominant from its rear garden.
- 7.2.8 To the front the proposed property would face towards the side of the rear garden of no. 12 Whinney Heys Road but there would be over 15m between them separated by the front garden of the application proposal and Cottesmore Place which is considered an acceptable relationship.
- 7.2.9 An objector has raised the concern over losing light to the front left hand side of their property no. 2 Cottesmore Place. To respond to this the proposed dwelling will be on the other side of the road to this property and not directly opposite it. It is considered the distance between no. 2 and the proposal will ensure that the development does not have an unacceptable impact on it.

7.2.10 In terms of waste collection the property would benefit from access to the rear down the side to allow the storage of multiple waste and recycling receptacles in the rear garden.

7.3 Visual Impact

7.3.1 The properties on Cottesmore Place are from around the 1970s era and are all of a homogenous design with much architectural detailing. They all have a pediments over the front door with pilasters either side, false shutters on many windows and some have small round bay windows.

7.3.2 The proposed property does not seek to copy the design of the other properties on Cottesmore Place which are very much 'of their time'. A small canopy is proposed over the front door to articulate the entrance and window proportions have a horizontal emphasis to reflect the proportions of other properties in the street.

7.3.3 Materials proposed will reflect those on the street, being facing brickwork with grey roof tiles and white window frames. Overall the proposed dwelling is of a simple design that does not seek to compete or clash with the existing properties and this is considered acceptable.

7.3.4 An objector has commented that the proposed dwelling will not be double fronted like the other properties in Cottesmore Place. However, some of the properties at the end of Cottesmore Place have been extended so not every property is identical. It is not considered that the proposed property will be viewed as a copy of the existing properties and therefore does not need to be of identical design.

7.3.5 Most of the properties on Cottesmore Place have no front boundary walls, the street having an open plan design, though some properties have used decorative chains or low post and rail fencing to delineate their front boundaries and no. 1 adjacent to the site has a front boundary hedge. However the part of Cottesmore Place nearest to Whinney Heys Road has fencing right up to the back of the footway to enclose the side gardens of the properties on Whinney Heys Road.

7.3.6 Although the front garden of the proposed property will be enclosed each side of the driveway entrance with a low brick wall with native hedge planting behind, this is considered acceptable in this part of Cottesmore Place as it will be positioned where there is currently a fence and sited between the remaining fence and the hedge enclosing the front garden of no. 1. It is beyond this area that the street opens out to have an open plan character.

7.3.7 Amended plans have been received reducing frontage parking and creating a side driveway to reduce its dominance in the streetscene and allow for 50% of the frontage to be landscaped in line with policy.

7.3.8 Subject to conditions controlling materials the proposal is considered acceptable in terms of visual impact.

7.4 Access, Highway Safety and Parking

7.4.1 Highways have no objection to the principle of the development. Their comments relating to parking are noted, however the scheme has now been amended so the proposed property now has three, rather than four bedrooms. In line with the councils parking standards the property should have two parking spaces. The driveway now proposed allows for three spaces. The whole of Cottesmore Place, apart from a small section close to Whinney Heys

Road, has double yellow lines, so on street parking is extremely limited. Therefore the availability of three spaces is welcomed to ensure the property has sufficient parking within its curtilage. Although the parking is in the form of a tandem drive it is considered such parking will be used due to the very limited parking in the area.

- 7.4.2 The main issue raised by neighbours is that of the parking on Cottesmore Place and how this will interact with the proposed scheme.



Proposed Access

- 7.4.3 Nearly all of Cottesmore Place is double yellow lined except an area of unrestricted parking on the south east side of the road alongside the side garden of no. 12 Whinney Heys Road. As a result this part of the road is reduced to single width when cars are parked there.
- 7.4.4 The Council's Parking Officer advises that the small section of unrestricted parking on Cottesmore Place is supposed to be double yellow lined and advises they have repeatedly asked the Council's contractor to implement this. This has not been done to date due to a change in contractors. However, a new contractor has now been appointed and the yellow lining is on the list to be done.
- 7.4.5 They do however advise that when the request for double yellow lines came through it was not to do with the exit from the street being narrow but more to do with noise pollution as cars were pulling up waiting for the spaces to become clear - they were leaving engines running and parking over peoples dropped crossings and causing an issue to the residents. They advise that at this time there have been no serious accidents of cars heading out of Cottesmore Place, and they do not consider that adding one more driveway is going to cause

more of an issue than all the other houses that have driveways and need to exit Cottesmore Place in the same way.

- 7.4.6 Based on the current situation that the yellow lines have not yet been put down, it is accepted that this does mean that the section of Cottesmore Place near its junction with Whinney Heys Road is reduced to single width by parking. However, it is not considered that the current lack of yellow lines means that the proposed dwelling is unacceptable. Cottesmore Place a quiet road and completely straight, so any vehicle coming out of the proposed new driveway would be able to see if there was traffic coming in either direction before pulling onto the highway. Once on the highway they would be in no different situation to any other vehicle that has to exit Cottesmore Place at present. Therefore it is not considered that the proposed dwelling could be refused due to the lack of yellow lines. Notwithstanding this the Parking Officer advises that the yellow lining will be undertaken as already planned prior to this application.
- 7.4.7 Given the parking restrictions on Cottesmore Place and the surrounding area a Construction Management Plan condition is proposed. In this case it will specifically require details of parking provision, turning, loading and off-loading.

7.5 Impact on the Conservation Area and Grade 2* Listed Shrine:

- 7.5.1 A Heritage Statement has been submitted with the application. The proposed dwelling will be viewed in the context of the existing dwellings on Cottesmore Place and the host property no. 6 Whinney Heys Road. It is considered that the addition of the dwelling subject to sufficient screening (which is discussed below) will conserve the shrine as a heritage asset and its setting and will not have an unacceptable impact on its significance or on the immediately adjacent conservation area.
- 7.5.2 It has become apparent that some trees have been removed on the side boundary with no. 6 (the application host property) and listed shrine. The applicant advised on site that they were very large conifers and overhanging their garden by approximately 2m. This appears to be confirmed by Google Street View map regression which suggests that they were an overgrown hedge. It is unclear if the Historic Churches Trust (which owns the shrine) gave consent or not. However, the trees would have been within the conservation area boundary and an application for work to Trees in a Conservation Area should have been made.
- 7.5.3 It is however clear from the regression photos the trees were originally a conifer hedge that has grown. If the applicant had made the correct application the Council would have had to make a decision on whether to place a Tree Preservation Order (TPO) on them or not. Given their species it is very likely that the council would not have been able to justify a TPO and therefore prevent their removal. It is therefore considered that the most appropriate action is to accept that they have been removed (noting that it would have been very unlikely that the Council would have TPO'd them) and secure appropriate replacement planting as part of this application. It is clear on the shrine side of the boundary a group of small shrubs have grown in the place of the conifers to soften the boundary with the application property. In addition, following discussion with the agent native tree planting is proposed in the proposed garden of the new dwelling on the rear boundary with the shrine. It is considered this will provide screening and ensure that the proposed property will not have an unacceptable impact on the listed shrine or the setting of the conservation area. The council's Conservation Officer is agreeable with this approach.

7.6 Other Issues

- 7.6.1 The Greening Blackpool Supplementary Planning Document requires two trees to be provided on site. Trees are being proposed to the rear of the site in line with this policy. Significant native hedgerow planting is also proposed along the side and front boundaries, again in accordance with the SPD and in relation to biodiversity net gain.
- 7.6.2 A mains sewer crosses the site. Following lengthy liaison between the agent and United Utilities the scheme is now acceptable to them. Following United Utilities review of the proposed site layout they have issued a build over in principle letter as they state it appears that their required access to the sewer is provided. An informative note will be put any permission regarding making contacting United Utilities about the build as the development will need to enter into a formal build over agreement with them.
- 7.6.3 In terms of biodiversity, as stated above, new native hedge planting is proposed along with trees, a bat box and a habitat pile at the rear of the garden.
- 7.6.4 Subject to conditions including controlling drainage, details of hard surfacing and the implementation of landscaping the proposal is considered acceptable in relation to environmental impact, air, water and land quality
- 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.
- 8.2 Economically the scheme would have a very limited impact but the creation of a new dwelling would help to support local shops and services and some employment would be generated during construction.
- 8.3 Environmentally, the proposal would be acceptable, there would be no detrimental impact on drainage and environmental quality and biodiversity would not be materially affected subject to conditions.
- 8.4 Socially, the scheme would contribute towards the borough's housing needs albeit to a negligible extent. No unacceptable impacts on highway safety or flood risk are anticipated.

8.5 In terms of planning balance, the development proposed is considered to constitute sustainable development in terms of the environmental and social components. No other material planning considerations have been identified that would outweigh this view.

8.0 FINANCIAL CONSIDERATIONS

8.1 The development would generate Council Tax revenue. This is not a material consideration in the planning balance.

9.0 BLACKPOOL COUNCIL PLAN 2019-2024

9.1 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.

9.2 This application accords with the priorities by creating a new home of a good standard.

10.0 CONCLUSION

10.1 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 granted.

11.0 RECOMMENDATION

11.1 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 12th April 2023

Proposed site plan and streetscene elevation ref. 21017_11S Rev H

Proposed plans and elevations ref. 21017_110 Rev F

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 boundary treatments to include their position, height, materials and design (including features to facilitate roaming of small mammals), 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 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 the provisions of 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.

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

(a) the landscaping scheme shown on plan ref. 21017_11S Rev. H shall be implemented in full and in full accordance with the approved details; and

(b) any trees or plants planted in accordance with this condition that are removed, uprooted, destroyed, die or become severely damaged or seriously diseased within 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 DM21 and DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

9 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 and accessible parking provision is available to meet the needs of the development in the interests of highway safety, and to encourage travel to and from the site by ultra-low and zero emission vehicles 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.

10 (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 infiltration 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 Policy CS9 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM31 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 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.

11 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.

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

- dust mitigation measures during the construction period
- control of noise emanating from the site during the construction period
- hours and days of 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 construction period
- arrangements during the 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 construction period
- routing of construction traffic

The construction of the development shall then proceed in full accordance with the approved 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 Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM31 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027. This condition is required to be discharged prior to commencement in order to ensure that the development proceeds without causing undue harm to residential amenity, highway safety or the quality of the environment.

- 13 Prior to the occupation of the property a bat box shall be provided as shown on drawing no. 21017_11S Rev. H.

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 Policies DM21 and DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 14 Prior to the first occupation of any dwelling hereby approved, that dwelling shall be provided and fitted with a water butt of not less than 200 litres capacity to collect roof rainwater. This water butt shall be situated to the rear of the property.

Reason: In order to minimise water consumption to improve the sustainability of the development in accordance with the provisions of Policy CS10 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy DM1 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

ADVICE NOTES TO DEVELOPERS

1. 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.
2. 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.