

**Officer Report to Committee**

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<b>Application ref:</b>	23/0824
<b>Ward:</b>	Brunswick
<b>Application type:</b>	FULL
<b>Location:</b> Blackpool Youth and Community Centre (Boys and Girls Club), Victory Road, Blackpool, FY1 3HP	
<b>Proposal:</b>	Erection of a single storey building for use as a community centre with associated soft landscaping and boundary treatment following demolition of existing building.
<b>Recommendation:</b>	Approve subject to conditions
<b>Recommendation Summary:</b>	The scheme proposes the redevelopment and improvement of existing community facilities and has been amended since submission to improve the appearance of the development and incorporate appropriate green infrastructure and sustainable transport provision. As such, the recommendation for this application is for approval.
<b>Meeting date:</b> 9 April 2024	
<b>Reason for bringing to Committee:</b>	The scheme has been submitted by the Council.
<b>Case officer:</b>	Bethany Thornton
<b>Case officer contact:</b>	01253476312

## **1.0 SITE DESCRIPTION**

- 1.1 The land bounded by Victory Road, Counce Street, Gorton Street, and George Street is occupied by an existing childrens' centre, covered MUGA, outdoor children's play facilities, and car parking. The section of the site the subject of this application is occupied by a single storey modular cabin and a hard surfaced external area enclosed by mesh fencing. It was granted permission on a temporary basis however has remained in situ longer than applied for and has exited now for over 10 years. The site also includes a car park accessed from Victory Road accommodating 21 car parking spaces including 2 disabled spaces.
- 1.2 The site falls within the defined inner area boundary, the TABINI neighbourhood area, and the airport safeguarding consultation area. The land is also recorded as being owned by the Council.

## **2.0 PROPOSAL**

- 2.1 Demolition of existing single-storey building; if possible the existing building will be removed and relocated to an alternative site, however if this is not possible demolition of the building is proposed.
- 2.2 Erection of a 21m x 15m single-storey building for use as youth club. The walls of the building would be brickwork with sections of timber cladding and panels of green walls and artwork. The windows and doors would have external shutters, the housing of which would

be hidden within the lintels. It would be surrounded by hard surfacing with some areas for planting and enclosed by green mesh fencing.

2.3 The application has been supported by:

- Design and Access Statement
- Bat Scoping Survey
- Demolition Statement
- Demolition Works Risk Assessment and Method Statement
- Phase 1 Environmental Desk Study

### **3.0 RELEVANT PLANNING HISTORY**

3.1 **23/0686** - Removal of existing sports barn and provision of a MUGA (Multi-Use Games Area) including polymeric surface, fencing, LED floodlighting, and ancillary equipment to existing sports arena. – Live application

3.2 **07/0183** - Temporary siting of single storey pre-fabricated building adjacent to Sports Barn to form community and office facility for period of three years and formation of car parking areas accessed from Victory Road. – GTD

3.3 **06/0989** – Temporary siting of single storey pre-fabricated building adjacent Sports Barn to form community and office facility for period of three years and erection of 2m high boundary fencing and associated landscaping. – GTD

3.4 **02/1011** – (Outline) – Erection of 3 detached buildings to form a Sure Start facility incorporating Community Health Centre, Community Hall and nursery with covered multi-use games area, play areas and associated parking and public open space works. – GTD

### **4.0 RELEVANT PLANNING POLICY/GUIDANCE/LEGISLATION**

#### **4.1 National Planning Policy Framework (NPPF)**

4.1.1 The NPPF was adopted in December 2023. It sets out a presumption in favour of sustainable development. The following sections are most relevant to this application:

- Section 8 Promoting healthy and safe communities
- Section 11 Making Effective Use of Land
- Section 12 Achieving well-designed places

#### **4.2 National Planning Practice Guidance (NPPG)**

4.2.1 The NPPG expands upon and offers clarity on the points of policy set out in the NPPF.

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

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

- CS6 Green Infrastructure
- CS7 Quality of Design
- CS9 Water Management
- CS10 Sustainable Design and Low Carbon and Renewable Energy

- CS12 Sustainable Neighbourhoods
- CS15 Health and Education

#### **4.4 Blackpool Local Plan Part 2: Site Allocations & Development Management Policies (Part 2)**

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

- DM17 Design Principles
- DM21 Landscaping
- DM31 Surface Water Management
- DM35 Biodiversity
- DM36 Controlling Pollution and Contamination
- DM37 Community Facilities
- DM41 Transport Requirements for New Development
- DM42 Aerodrome Safeguarding

#### **4.5 Other Relevant documents, guidance and legislation**

4.5.1 Talbot and Brunswick Integrated Neighbourhood Improvement Area NPG (June 2006) concerns improving the local neighbourhood and how wider planning policies should be applied in shaping the future of the neighbourhood.

4.5.2 Greening Blackpool Supplementary Planning Document (SPD) - 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 **Head of Highways and Traffic Management** – No objections.

5.2 **Environmental Protection (Contaminated Land)** –

5.2.1 Initial: The Phase 1 shows there is a likelihood of contamination being present with a low to medium risk. A Phase 2 is requested to ensure that there is not a significant likelihood of significant harm to sit workers and site users.

5.2.2 05/02/2024: The work should be carried out in accordance with the recommendations in the submitted Phase 2 report.

5.3 **Council Drainage Officer** – No comments received.

5.4 **Property and Asset Management** – No issues.

5.5 **Blackpool Airport** – No comments received.

## **6.0 REPRESENTATIONS**

6.1 Press notice published: N/A

6.2 Site notice published: 23/11/2023

6.3 Neighbours notified: 21/11/2023

6.4 An anonymous representation has been received however as no address was provided the comments cannot be formally considered.

## **7.0 ASSESSMENT**

### **7.1 Principle**

7.1.1 The section of the site on which the building is proposed is identified by Policy CS6 of Part 1 as open space. The policy sets out that open space, sports and recreational buildings and land will be protected unless the requirements of paragraph 74 of the NPPF are met. This policy refers to paragraph 74 of the 2012 version of the NPPF which has been replaced by paragraph 99 in the current version of the NPPF. The requirements it sets out are that (a) an assessment has been undertaken which has clearly shown the open space, building or land to be surplus to requirements, (b) the loss resulting from the proposed development would be replaced by equivalent or better provision in a suitable location, or (c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

7.1.2 The proposals seek to replace the existing youth club facility with a larger and improved purpose-built facility following the approval of funding from The Youth Investment Fund and growing demand for community facilities in the local area. The existing building is approximately 108sqm and is a pre-fabricated structure, with a relatively large area of hard

surfacing adjacent enclosed by mesh fencing. The new building would be significantly larger, measuring approximately 316sqm and accommodating an activity hall, canteen and activity room, two smaller activity rooms, three office rooms, a kitchen, bathroom facilities including a shower room and laundry room, and various storage rooms. It would extend over the previously vacant area of hard surfacing, however this is not anticipated to be detrimental to the use as there is a MUGA and children's play area on the opposite side of the building for external activities and no green infrastructure would be lost.

- 7.1.3 In light of the above, it is considered that the proposals would satisfy criteria (c) of paragraph 99 of the NPPF and therefore would comply with the provisions of Policy CS6.
- 7.1.4 Policy DM37 concerns community facilities and sets out that the Council will promote sites and encourage opportunities for new community facilities on appropriate sites, in areas where there is an identified shortfall of provision. Proposals for new local community facilities should be located on sites accessible by sustainable modes of travel. The site is already home to a children's centre and covered MUGA and outdoor children's play area, and is in a reasonably accessible location near to the town centre with bus stops on Counce Street to the south and Talbot Road to the north. The existing pre-fabricated building on this site is used by the boys and girls club and that they will be relocated into the proposed building, and therefore will not be displaced due to the loss of an existing community facility. The area is known to suffer from high levels of deprivation and so it is anticipated that the improvement of community facilities at the site would deliver significant public benefits.
- 7.1.5 The proposed building would have a footprint of approximately 315sqm, therefore in accordance with the Greening Blackpool Supplementary Planning Document the scheme is expected to provide 4 trees.

## **7.2 Amenity**

- 7.2.1 The site is opposite existing residential dwellings on Victory Road, but the existing use of the site as a whole is already as a commercial and community use with elements of both indoor and outdoor recreation. It is not anticipated that the erection of the proposed use centre would increase the activity levels and noise generation to a significant extent compared to the existing activity. The erection of the building would mean that more activities could take place inside and would be less likely to generate excessive noise than use of the existing external hardstanding adjacent to the existing building.
- 7.2.2 The building would be a single storey and sited approximately 20m from the front elevation of the nearest dwelling and there is not an excessive amount of glazing proposed in the front elevation. As such, it is not anticipated to cause any unacceptable overshadowing or loss of privacy.
- 7.2.3 A demolition statement has been submitted which sets out that the anticipated timescale of the demolition is four weeks and the demolition work will be carried out between 8am and 5pm Monday-Fridays and between 8am and 12pm on Saturday with Council permission, with no works on Sundays, bank holiday, or public holidays. The statement sets out measures to mitigate noise, vibration and dust and safety measures to segregate the work from areas accessible to the public. Considering the location of the site adjacent to residential properties it is considered that these measures are appropriate.

### 7.3 Visual Impact

- 7.3.1 As existing the site is occupied by structures which vary significantly in appearance: a two-storey brick building with rendered accents, panelled cladding at first floor, and pitched grey roofing; a large covered MUGA; and a single storey modular cabin. The scheme would remove the cabin and site a single storey permanent building, which in itself would improve the appearance of the site as temporary modular units often detract from the appearance of a site and the street scene. The building would be a single-storey and use red brick to tie in with the existing building on the site, and in response to office concerns areas of timber cladding and sections of green wall have been included. The cladding and greenery would help to break up the expanse of brickwork and give the building some visual interest and dimension, as well as identifying the entrance. The number and siting of windows would present an appropriately active frontage on each side of the building.
- 7.3.2 The inclusion of green walls would help to enhance the biodiversity of the areas as well as soften the appearance of the building and its transition from the street. In addition to the green walls there would be soft landscaping and planting along the frontage of the site to enhance the appearance of the site within the street scene and create a visual and physical buffer between the building and the street. A planting bed is also proposed to the rear of the site which would have limited impact on the street scene but would be visible from within the site and the existing buildings to the rear.
- 7.3.3 The existing mesh fencing along the front boundary is proposed to be retained, and fencing to match is proposed to be erected along the other boundaries. Whilst a tall boundary treatment adjacent to the public highway is not ideal, it is understood that it serves a security purpose and reflects what is there already. The mesh fencing would allow views through to the building and the soft landscaping on the inside whilst protecting the planting beds. Overall it is considered that the proposed fencing can be accepted.
- 7.3.4 Due to security concerns the scheme proposes the inclusion of external shutters which can be closed over all of the windows and doors. Policy DM23 concerns security shutters; it sets out that in particular locations external shutters will not be permitted. The application site does not fall within any of these locations. Outside of these locations shutters will be permitted where they use an open brick bond design or similar to allow oblique views through the property, the housing and mechanisms are integrated sympathetically within the fascia, and the shutter does not obscure architectural features of the building. The proposed shutters would be well integrated into the elevation in that the housing would be installed within the lintels of the windows and doors, meaning that they would not be visible at all when open. When closed they would cover only the windows and doors and would not obscure any other architectural features.
- 7.3.5 The proposed shutters would be solid and so would not accord with the policy which requires a brick bond design. It has been asserted that solid shutters are proposed due to the history of anti-social behaviour in the area including fires started at the adjacent sports barn. It is acknowledged that security can be a concern for any premises and does not necessarily justify proposals which conflict with policy. However, in this case it is acknowledged that the proposed use differs to most uses which would generally seek to install roller shutters (i.e. shops and businesses on a high street) and therefore the principles of Policy DM23 may not be applicable in the same way. The supporting text of the policy sets out that the Council seeks to ensure that shopping frontages remain attractive and welcoming places, not just during the day but also during the evening and night time hours. To this end, the use of brick bond shutters allows for residents and visitors to maintain views into retail and business

premises outside of opening hours so that it is clear what the business offers and encourages visits to the premises during the next opening hours. In the case of the youth centre, there is no need for such engagement from passersby during non-operational hours. On the other hand, whilst the building is not part of a shopping frontage, it is within a residential area and highly visible to the public, unlike industrial estates where solid shutters are generally more acceptable. To strike a reasonable balance, it has been suggested that solid shutters can be accepted but they should be used to enhance the appearance of the building as far as possible. In addition to the housing being well integrated as mentioned above, it has been suggested that the solid shutters could be decorated with artwork which would contribute to the provision of public art in accordance with Policy DM25. A condition would be imposed to ensure that the type of artwork used would be agreed and installed prior to first use of the shutters.

#### **7.4 Access, Highway Safety and Parking**

7.4.1 The Council's parking guidance sets out that for meeting places for the principle use of the local community, parking provision should be provided on a basis of 1 parking space for every 26sqm. Based on the floorspace of the proposed building this would be approximately 12 spaces. There is an existing car park to the north of the proposed building with 21 spaces, though it is understood that this is also used by the other buildings on the site therefore it is not clear what that actual ratio is. Nonetheless, the site is in a highly accessible location and due to the nature of the use to support the local community it is anticipated that most users of the facility will be within walking distance of the site.

7.4.2 The site plans show space on site for covered cycle parking within the perimeter fencing for 10 bicycles. The details of this provision including the type of cycle stand and materials for the cover can be secured via condition.

#### **7.5 Other Issues**

7.5.1 No drainage or flood risk issues identified.

7.5.2 The proposal would not affect any features of particular ecological interest or trees of significant value. A bat scoping survey has been carried out which concludes that the existing building is considered to have negligible potential to support roosting bats and no evidence of current or historic bat use, therefore no further surveys or mitigation work is required. In accordance with the Greening Blackpool SPD the erection of the new building would generate the requirement for the provision of 4 trees; these have been proposed to be planted within the wider site along Victory Road and George Street and the location, species, and specifications have been approved by the Council's Tree and Landscaping Officer. The scheme also includes additional soft landscaping to the front and rear of the sites with planting beds including appropriate varied species, as well as the use of sections of green wall on the building itself. Overall it is considered that the scheme would contribute positively to biodiversity and local green infrastructure.

7.5.3 A Phase 1 Environmental Desk Study has been carried out which identified potential sources of contamination with a low to medium likelihood of contamination on the site. The study recommends that an intrusive investigation is undertaken and soils used within the upper 600mm of proposed garden areas should be tested for chemical suitability in accordance with a strategy agreed with the LPA. As such, a Phase 2 Study is requested by the Council's Environmental Protection team to ensure there is not a significant likelihood of harm to site workers and users.

- 7.5.4 The Phase 1 Study also recommends that an asbestos and bat survey are undertaken prior to the demolition of the buildings. A bat scoping survey has been submitted, and a risk assessment and method statement for the demolition works has been submitted which specifies the soft-stripping and asbestos removal works and sets out that any site workers involved with the removal of asbestos containing products will have the appropriate training to be able to be alert through the demolition process to the potential presence of any additional asbestos which may have been missed during the asbestos survey works. The assessment details that there are no asbestos containing materials on this site.
- 7.5.5 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).
- 7.5.6 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.
- 7.5.7 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.

## **7.6 Sustainability and planning balance appraisal**

- 7.6.1 Sustainability comprises economic, environmental and social components.
- 7.6.2 Economically, the scheme would have limited impact.
- 7.6.3 Environmentally, the appearance of the scheme would be acceptable and the green infrastructure and implementation of public art in the form of artwork on the shutters would contribute positively to the street scene and surrounding area. The scheme proposes the planting of new trees and appropriate measures to ensure that protected species are not unacceptably affected. No unacceptable drainage impacts are anticipated.
- 7.6.4 Socially, it is not anticipated that the erection of the building or the proposed use would have an unacceptable impact on nearby residents. There is parking available on site and the scheme includes the provision of covered cycle parking to cater to the demographic that would most likely use the facility. Overall the scheme would improve community facilities and enhance community engagement.
- 7.6.5 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 N/A



## **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 would accord with the second priority as it proposes development which would strengthen community engagement and improve the facilities within TABINI neighbourhood.

## **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 approved.

## **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 received by the Council on 14/11/2023 and drawings;

Proposed Site Plan - BYC-CAA-XX-ZZ-DR-A-1100- Rev P3

Proposed Ground Floor Plan - BYC-CAA-V1-01-DR-A-2000 Rev P3

Proposed Roof Plan - BYC-CAA-V1-01-DR-A-2001 Rev P2

Proposed Drainage Plan - 8855/01

Proposed Elevations (Shutters Open) - BYC-CAA-V1-XX-DR-A-2010 Rev P4

Proposed Elevations (Shutters Closed) - BYC-CAA-V1-XX-DR-A-2011 Rev P1

Proposed Shutter Lintel Details - L81-275-100-140-C-B

Proposed Sections - BYC-CAA-V1-ZZ-DR-A-2020 P3

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 proposed green mesh metal security fence boundary treatment details on plan ref. BCY-CAA-XX-ZZ-DE-A-1100 Rev P2 shall not exceed the height of the existing mesh metal security fencing (2.4m) at the site and shall match the existing fencing in appearance.

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 (a) Prior to the first occupation or use of the development hereby approved, the landscaping scheme shown on plan ref. BYC-CAA-ZZ-XX-DR-A-1101 Rev P2 shall be implemented in full and in full accordance with the approved details; and

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

Reason: To ensure that the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies DM21 and DM35 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 6 The flat roofed section of the building shall not be used for any purpose other than for maintenance or as a means of escape in the event of an emergency.

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 and Policy DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 7 Before the development hereby approved is first brought into use:

(a) details of cycle storage provision to include the type of cycle stand and the form and materials of a waterproof cover and enclosure shall be submitted to and agreed in writing by the Local Planning Authority; and

(b) the cycle storage agreed pursuant to part (a) of this condition shall be implemented in full and in full accordance with the approved details.

The cycle storage 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 CS5 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

- 8 Prior to the first use of the solid roller shutters a scheme for the display of artwork on the external side of the solid roller shutters shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall then be implemented in full accordance with these approved details prior to the first use of the shutters and thereafter retained and maintained as such unless first submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the site and streetscene in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies DM17 and DM24 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027.

- 9 The demolition and construction of the development shall proceed in full accordance with the details and recommendations of following documents:

- Risk Assessment and Method Statement ref. T23118-01 recorded as received by the Council on 14/11/2023
- Demolition Application Supporting Statement dated 06/11/2023 and recorded as received by the Council on 14/11/2023
- Bat Scoping Survey ref. UES04157/01 recorded as received by the Council on 14/11/2023
- Phase II Geotechnical Study Report ref. 8855/2/24 dated January 2024 and recorded as received by the Council on 31/01/2024

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 DM36 of the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 2012-2027, to safeguard and enhance the biodiversity of the site 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, and to ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health 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.