

Ref : JB/APC/10789
Date : 17th May 2021

Planning Department
Fylde Borough Council
Town Hall
Lytham St Annes
FY8 1LW

Dear Sir/Madam,

RE: WHYNDYKE FARM, PRESTON NEW ROAD, WESTBY WITH PLUMPTONS, BLACKPOOL

I write in respect of the above site, for which an application to discharge a condition is submitted, associated with the original outline planning permission ref: 11/0221.

This was discussed at a pre-application meeting with both Fylde and Blackpool Council on 20th April 2021, during which the format of the application was agreed.

Site Description

The site is located to the East of the built up area of Blackpool, on the edge of Marton and Mereside. It is contained by Mythop Road to the North, Preston New Road to the West, the M55 to the South and a substantial woodland belt to the East. The site is also in close proximity to the M55 motorway, providing good connections to Manchester and Liverpool and their associated airports.

The site comprises a parcel of predominantly improved grassland and arable land, totalling some 90.86 hectares (includes off-site highway works).

The site overlies the borough boundary between Blackpool and Fylde, with the majority of the site lying within Fylde.

Development Proposals

This application seeks to discharge condition 35 of the original outline planning permission (ref. 11/0221), which states the following:

"At the same time as the submission of the First Reserved Matters application for a phase or part of a phase of the development hereby permitted a Flood and Surface Water Drainage Strategy for the entire site shall be submitted to the Local Planning Authorities for approval (in consultation with United Utilities PLC and LCC Flood Risk Assessment Team as Lead Local Flood Authority). The strategy to include the following details as a minimum:

www.cassidyashton.co.uk

Lancashire Office
7 East Cliff
Preston
Lancashire
PR1 3JE
01772 258356
preston@cassidyashton.co.uk

Cheshire Office
10 Hunters Walk
Canal Street
Chester
CH1 4EB
01244 402900
chester@cassidyashton.co.uk

North Wales Office
St Andrews Business Centre
St Andrews Park
Queens Lane
Mold
Flintshire
CH7 1XB
01352 706246
mold@cassidyashton.co.uk

South East Office
First Floor
189-193 Earls Court Road
Earls Court
London
SW5 9AN
02079 534052
london@cassidyashton.co.uk

Architects
Building Surveyors
Town Planners
Principal Designers

2.1 a. unless otherwise agreed in writing, the foul connection point shall be to the 675 mm combined sewer in Clifton Road for the entire site;

b. the details of any additional off-site drainage infrastructure required as a result of the entire development; and

c. any drainage infrastructure connections (foul and surface water) between the different phases of the development.. Where drainage infrastructure connects development from different phases, it will be necessary to show how much development will be served by the connecting drainage infrastructure.

d. details of the implementation of the drainage proposed.

2.2. At the same time as the submission of each subsequent Reserved Matters application for a phase or part of a phase, an updated Foul and Surface Water Drainage Strategy shall be submitted to the Local Planning Authorities for approval (in consultation with United Utilities PLC), such Strategy to include as a minimum the details listed above at part 2.1.

2.3. Unless otherwise agreed with the local planning authorities (in consultation with United Utilities PLC), there shall be no foul and surface water connections between phases of development defined by condition 4 other than in accordance with the connections identified and approved under item 2.1.c. The detailed drainage schemes for each phase of development required shall be submitted for approval in accordance with the foul and surface water drainage details approved under this condition.

2.4. No development shall be commenced on any phase or part of any phase of the development hereby permitted unless and until the Foul and Surface Water Drainage Strategy submitted with the relevant Reserved Matters application has been approved in writing by the Local Planning Authorities in consultation with United Utilities PLC.

Reason: To ensure a holistic approach to the construction of the detailed drainage infrastructure for the site so that the drainage infrastructure which is constructed is able to cope with the foul and surface water discharges from the entire development site. This condition is imposed in light of policies set out within the National Planning Policy Framework (NPPF) and Fylde Borough Local Plan Alterations Review (October 2005)."

The following supporting documentation has been prepared and is submitted to accompany this application:

- C18299-HYD-XX-XX-RP-C-0500_P02_Drainage Strategy_FINAL
- 18299-HYD-XX-XX-TN-GE-0001-S2_P01_FULL - Technical Design Note: Soakaway Findings & Summary of Geotechnical Testing

The report concludes that the surface water drainage for each plot is proposed to be restricted to a QBar greenfield run-off rate of 6.3l/s, with individual attenuation provided to accommodate the 1 in 100-year critical climate change event plus a 30% allowance for climate change. The surface water run-off will then discharge into the existing watercourse running through the site towards the eastern boundary.

Proposed foul drainage is to pass through a number of pumping stations before discharging into the existing 675mm diameter United Utilities combined sewer within Clifton Road to the West of the site. A Pre-Development Enquiry will be submitted to United Utilities to confirm allowable discharge rates and connection into the public sewer.

I trust that the information submitted is sufficient to enable the relevant condition to be discharged. However, should you require any further information, please do not hesitate in contacting me.

Yours faithfully,



ALBAN CASSIDY
for and on behalf of
CASSIDY + ASHTON GROUP Ltd
Architects Building Surveyors Town Planners