



COUNTY PLANNING LTD

Moving Development Forward

Date 07 April 2022
Our ref IML01/1
Your ref
LPA refs

Development Management Team
Blackpool Council, PO Box 17
Municipal Buildings
Corporation Street
Blackpool
FY1 1LZ

BY EMAIL

Dear Sirs

RE: INGLEMERE METALS (BLACKPOOL) LTD, 50 COWLEY ROAD, BLACKPOOL, FY4 4NE.

This application relates to land and buildings situated at INGLEMERE METALS (BLACKPOOL) LTD, 50 COWLEY ROAD, BLACKPOOL, FY4 4NE. The application seeks permission for demolition of 2no. existing self-contained apartments and office building at 50 Cowley Road and thereafter, a material change of use of land to allow expansion of existing *sui generis* scrap metal site use (for depollution of end-of-life vehicles); alteration to existing building facades and roof structures; erection of boundary walls and security gates; and installation of pole mounted CCTV.

The situation is an unusual one, in which two-self contained apartments are situated within an active industrial estate, allocated in the adopted local plan. To the rear of the apartments is an authorised facility for the depollution of end-of-life vehicles and long-standing scrap metal yard operated by the applicant. To the side of the existing apartments is a tyre fitting yard.

There has been a scrap metal yard in operation at Cowley Road since or before 1974. Residential uses in this location and context are clearly 'non-conforming uses' and their presence within the industrial estate is a clear hindrance to the effective use of land estate and an impediment to the aspirations of its occupiers. This issue duly recognised in the council's refusal of planning application ref. 14/0258 which sought permission to change 38 Cowley Road into a self-contained apartment. In its decision, the Council identified that residential uses within the allocated industrial estate are contrary to the wider employment and economic objectives of the NPPF and the Local Plan. Accordingly, the council is strongly encouraged to take this opportunity to improve the situation by approving the current application to expand the applicant's premises.

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The application is accompanied by a full suite of appropriate information and reports which include a Planning Design and Access Statement as well as a noise impact assessment, both prepared by experienced and qualified professionals. These sit alongside existing and proposed plans that meet the national validation and local list criteria.

We are hopeful of a quick and effective decision-making process, without delay. If there are any matters whatsoever that are likely to delay or otherwise prevent approval of the application, I would be grateful if you could contact me immediately by email to dan@countyplanning.co.uk.

Kind regards



Dan Matthewman LL.B (Hons) MSc ACILEx MRTPI

Managing Director

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Attachments:

- o Planning, Design and Access Statement CPL, IML01/1 Apr 2022
- o Noise report DC3704-R1v2 - (Issue 07.04.22)
- o TRI-3699_02-A3 - Site Location Plan
- o TRI-3699_03-A3 - Existing Site Layout
- o TRI-3699_04-A3 - Existing elevations 1
- o TRI-3699_05-A3 - Existing elevations 2
- o TRI-3699_06-A3 - Existing elevations 3
- o TRI-3699_07-A3 - Existing roof plan
- o TRI-3699_08-A3 - Proposed site plan
- o TRI-3699_09-A3 - Proposed elevations
- o TRI-3699_10-A3 - Proposed roof plan
- o 329-01 PROPOSED FENCING DETAILS
- o 14/0258 - DECISION_NOTICE
- o Site photos
- o Aerial 3D photos