

FOX PLANNING CONSULTANCY
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**COASTAL PATH ENHANCEMENT SCHEME
SCHEDULE OF WORKS & AGREED SCHEME
REQUIRED BY CONDITION 3 ON PLANNING APPLICATION 13/0001
DEVELOPMENT AT JUBILEE HOUSE, EAST BEACH, LYTHAM
1 AUGUST 2013**

Planning Condition No 3 on application 13/0001 states:

Prior to the commencement of development, a scheme for the enhancement of the coastal path, in accordance with the details provided in the 'Lytham Coastal Path Enhancement Proposals by Danbro & EDG Properties Limited 3rd May 2013,' shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with a schedule of works which shall form part of the agreed scheme.

Reason: In order to provide a good quality pedestrian facilities in accordance with policy TR1 of the Adopted Fylde Borough Local Plan.

The draft S106 Agreement requires payment for the above works to be made by the applicants to FBC within three months of the date of the planning consent. The remainder of the £150,000 will be paid upon the occupation of the 10th apartment.

Consistent with the 'Lytham Coastal Path Enhancement Proposals by Danbro & EDG Properties Limited 3rd May 2013,' it is proposed that the scheme required by Condition 3 shall include the following:

Schedule of Works:

- 2 benches
- 2 signboards
- 5 directional signs
- Erection of handrail to steps adjacent to Jubilee House, leading from The Green to foreshore
- General tidy-up of the overgrown area on The Green adjacent Jubilee House.

Costs: The costs for the above works is agreed at £20,000

The Coastal Path Enhancement Report dated 3 May 2013 submitted to FBC indicates the schematic position of the enhancement works. It is agreed by Danbro and EDG Properties that the decision of the exact position and design of the signboards, directional signs and benches will be determined by FBC. It is understood that these works will be designed in conjunction with a larger community based scheme enhancing a trail linking Lytham Hall to Lytham Green and Promenade and an overall design consistency will be achieved.

The approved costs of £20,000 will be paid to Fylde Borough Council by the applicants within 3 months of the issue of the planning consent as required by the S106 Agreement. FBC will be responsible for implementing the scheme following receipt of payment .

This submission reflects the discussions/agreement with Paul Drinnan, Head of Regeneration, FBC, in June 2013.