

Development Management
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
M60 2LA

Our ref EKPS/210501/EP

Submitted via the
Planning Portal

18 November 2021

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Dear Sir or Madam,

Full Planning Application: Proposed Change of Use of Industrial Unit (Use Class B2) to a Cultural Event Space (Use Class Sui Generis) with external alterations at No. 1 New Street, Manchester, M40 8AB

Planning Portal Ref. PP-09925929

On behalf of our client, Oliver Keenan Ryder (hereafter referred to as 'the Applicant'), we are delighted to submit a full planning application which seeks approval for the change of use of an industrial unit (Use Class B2) to a Cultural Event Space (Use Class Sui Generis) ('the Proposed Development') at No.1 New Street, Manchester (hereafter referred to as 'the Site' or 'the property'). The proposed change of use will also include for several minor alterations to the external elevations of the property.

The application has been submitted via the Planning Portal (PP-9925929) and comprises the following:

- Completed Application Form and Certificates
- Location Plan, prepared by P4B Architects
- Existing and Proposed Floor Plans, prepared by P4B Architects
- An Operational Management Plan, prepared by Animal Crossing Music Limited (hereafter referred to as 'Animal Crossing')
- Preliminary Root Assessment, prepared by Urban Green
- Noise Impact Assessment, prepared by PDA Acoustic Consultants
- Fire Strategy, prepared by Flame Risk Safety Solutions Ltd
- This Extended Covering Letter, prepared by Euan Kellie Property Solutions ('EKPS')
- Planning Application Fee¹

¹ £462 paid online, via the Planning Portal.

Background

The Applicant has established Animal Crossing, a Manchester-based brand that was formed in May 2019 with a passion for underground music and arts.

Animal Crossing aims to revolutionise the music and arts scene within Manchester by identifying bespoke locations to transform spaces to be used by and showcase up and coming creatives.

This Planning Application seeks to transform the vacant unit at No.1 New Street into 'The Loft', a venue designed to appeal to a specific niche demographic and provide a community space and platform for creatives to work alongside young professionals and assist them in getting their work noticed.

It is envisioned that The Loft becomes the cultural epicentre of the Manchester 'underground' music scene, attracting a professional creative audience and offering a platform for both young and established creatives to showcase their work on an international scale.

Planning History

The planning history for the Site relates to the previous use of the property, which was in industrial use, as set out in **Table 1** below.

Ref.	Address	Description of Development	Status
024466	Manchester Cabins Ltd., New Street, Miles Platting, Newton Heath	Elevational alterations to existing industrial building including roller shutter doors.	Approved 05 Jul 1985
F15613	Part of former Louis Edwards Complex, New Street, Miles Platting	Use of part of factory for wholesale auction purposes.	Approved 01 Jul 1981
F13875	Part of former meat manufacturing complex at New Street, Off Oldham Road, Miles Platting.	Change of use to a distribution warehouse.	Approved 22 July 1980
F12882	New Street, Miles Platting.	Retention of incubation store and offices. (Previously given a limited approval under ref: F08645).	Approved 15 Apr 1980

[^] Table 1

In respect of the surrounding area, the most recent application was for the land to the north of the Site (Unit 1, Hillbit House) (Ref. 112433/FO/2016) which sought permission for '*Part retrospective application for the change of use of unit (Use Class B8) to plastic waste recycling unit (Use Class B2) together with the erection of a 3-metre high boundary wall to Oldham Road and New Street*'.

The application was refused on 16 December 2016, on the grounds of the development having a harmful visual impact on the amenity of the surrounding area, as well as inadequate servicing arrangements; the applicant subsequently appealed the decision and the appeal was dismissed on 13 June 2017.

The Site and Surroundings

The Site is located within the Miles Platting and Newton Heath Ward, approximately 3km east of Manchester City Centre. The Site comprises a two-storey industrial unit and courtyard, lying on a plot of 0.03 hectares.

There are a mix of uses within the surrounding area, including a local church immediately to the north (in Unit 1a, New Street), and 'Manchester Superstores' to the immediate south of the Site. To the west of the Site (on the opposite side of New Street) is Hadfield's Transport Haulage Depot. The closest residential properties are

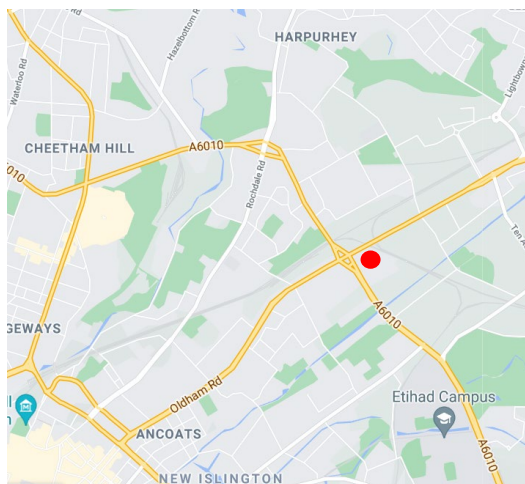
located on Canada Street, c. 130 metres to the south of the Site.

The Site is accessed via New Street and lies approximately 160 metres south of Oldham Road (A62) which provides a key bus route to Manchester City Centre. Manchester Victoria Railway Station is located c. 2.5km to the west of the Site.

The Site does not lie within a Conservation Area and the closest heritage designation is the Public Laundry, a Grade II Listed Building on Rhodes Street, located approximately 335 metres south of the Site.

The Site is located within Flood Zone 1, with a low probability of flooding.

Figure 1 provides an overview of the Site in its wider context (Site identified by a red dot), **Figure 2** identifies the Site with a red line boundary.



^ Figure 1



^ Figure 2

Proposed Development

Full Planning Permission is sought for The Loft to operate as a Cultural Event Space; a space which will be flexible to accommodate a range of events including day-time yoga classes, seminars, and workshops, and evening DJ-led 'nightclub' events.

An overview of the Proposed Development is provided below.

Internal Alterations

The proposals will require reconfiguration of the internal layout of the property, which will accommodate the following:

- Ground Floor: Lounge area, cold room, green room (a room in which performers can relax when they are not performing), rentable studio, photography wall/ gallery, co-working space and toilet facilities. The main access to the front of the building will be via a separate entrance and new corridor (to meet fire safety regulations).
- First Floor: Bar, dance floor area and DJ booth. The main access to the first floor will be via a weather protected external staircase, to the front of the building, as well as an internal staircase located to the rear of the building.

External Alterations

The Proposed Development will include the following minor external alterations:

- The existing metal staircase to be replaced with a new similar metal framed staircase.
- Infill of the existing window openings with blockwork to match existing render finish.
- A new entrance door.

Further information in respect of the proposed internal and external alterations are provided in the Design and Access Statement (prepared by P4B), which has been submitted in support of the planning application.

Opening Times

It is proposed that The Loft will be open as follows:

- Sunday – Thursday: 12.00 – 24.00
- Friday – Saturday: 12.00 – 05.00

Initially, the DJ-led evening events will be held bi-weekly, which will increase to weekly events once demand is surplus.

Management of The Loft

An Operational Management Plan ('OMP') has been submitted in support of the planning application; however the following key points provide an overview of how The Loft will be managed:

- **Tickets** – All tickets to be purchased prior to an event, with no tickets available to buy on the door.
- **Accessibility** – The Loft is easily accessible from the City Centre (3km) and Animal Crossing will provide detailed information in respect of the location, local public transport options, and local taxi numbers when a ticket is purchased.
- **Entry/ Exit** – Entry to The Loft will be via the front door, just off the courtyard; all persons entering the premises for an evening event will be subject to a search by a trained member of staff. There will be a Street Marshall employed on event evenings to assist customers leaving the premises.
- **Litter** – At the close of trade, up to 50m either side of The Loft, and the property itself, will be cleared of any litter by a member of staff.
- **Noise Control** – A Noise Assessment has been submitted in support of the application and suitable mitigation measures will be implemented to ensure there are no detrimental impacts in respect of noise.
- **Servicing** – The servicing of The Loft will be guided by the schedule of events however it is anticipated that all servicing will be between the hours of 07.00 – 18.00.
- **Waste Management** – There will be no disposal of glassware or containers outside of the property between 22.00 and 07.00.
- **Public Nuisance** – Several conditions have been attached to the Premises Licence to ensure the proposals do not result in any public nuisance.

Relevant Local and National Planning Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

The relevant Development Plan in this instance comprises:

- Manchester City Council Core Strategy 2012-2027 ('CS'); and
- The 'Saved' Unitary Development Plan ('UDP').

Other pertinent Material Considerations include:

- The National Planning Policy Framework ('NPPF'); and
- Greater Manchester's Strategy for Culture and Creativity.

Manchester City Council's ('MCC') CS is the key Development Plan Document and outlines the Council's vision and spatial principles for Manchester along with the planning policies which will be used to deliver that vision. It has replaced significant elements of the UDP, however there are some 'saved' UDP policies that remain relevant.

In respect of site allocations, the Site lies within 'East Manchester' (CS Policy EC5) and the 'East Manchester Sub Areas' (UDP Policy EM5), as well as the 'Regional Centre' (CS Policy EC3). The Site is also located 0.5km south from a 'Major Road Rail Environment Improvement Corridor' and 0.6km north of the Rochdale Canal, which is both a 'Major Recreational Route' and 'Site of Biological Interest'.

The following policies from MCC's CS are of most relevance to the determination of the application:

- CS Policy SP 1: Spatial Principles
- CS Policy EC1: Employment and Economic Growth
- CS Policy EC2: Existing Employment Space
- CS Policy EC3: The Regional Centre
- CS Policy EC5: East Manchester
- CS Policy C10: Leisure and the Evening Economy
- CS Policy T1: Sustainable Transport
- CS Policy T2: Accessible Areas of Opportunity and Need
- CS Policy EN1: Design Principles and Strategic Character Areas
- CS Policy EN19: Waste
- CS Policy DM1: Development Management

The following 'saved' policies of the UDP are also relevant:

- UDP 'Saved' Policy EM5: Central Park
- UDP 'Saved' Policy DC10: Food and Drink Uses
- UDP 'Saved' Policy DC26: Development and Noise

Justification for the Proposed Development

Principle of Development

Planning Policy Allocations

CS Policy EC3 'The Regional Centre' states that the Regional Centre is an appropriate location for large scale leisure uses, for which City Centre sites are unsuitable. Furthermore, CS Policy SP1 'Spatial Principles' states that the Regional Centre, will be the focus for cultural activity, alongside a range of other developments including leisure, economic, and residential developments.

CS Policy EC5 'East Manchester' states that the Council will promote development which takes advantage of key transport infrastructure, including Oldham Road, and public transport networks, such as bus routes. UDP Policy EM5 'Central Park' states that Central Park is in East and North Manchester, and the regeneration of this area will be sought. Furthermore, Paragraph 4.1.2 of the UDP states that the Central Park area is well placed to take advantage of its proximity to the City Centre, M60 Motorway, national rail and road network, and other areas within Greater Manchester.

The Proposed Development seeks to change the use of the existing building into a Cultural Event Space (Sui Generis) which will be the cultural epicentre of Manchester's 'underground' music scene, which will ultimately attract a professional creative audience and offer a platform for both young and established creatives to showcase their work on an international scale. The proposals will ensure that the existing building does not fall into dis-repair with being vacant and as such will contribute towards the aspirations for regenerating the Central Park area.

The Site is located in a sustainable location, in close proximity to Oldham Road which is acknowledged as a key transport route within the City, providing direct access to bus routes into Manchester City Centre.

It is therefore evident that the Proposed Development is suited to its location in the Regional Centre, which will provide cultural activity just 3km from the City Centre, taking advantage of the surrounding key transport infrastructure, in accordance with CS Policies EC3, SP1, EC5 and UDP Policy EM5.

Loss of Employment Use

Section 2 of the NPPF 'Achieving Sustainable Development', states that the purpose of the planning system is to contribute to the achievement of sustainable development and, achieving this means that the planning system has three overarching objectives, economic, social and environmental, all of which are interdependent.

CS Policy EC1 'Employment and Economic Growth in Manchester' sets out several priorities for ensuring continued economic growth, including, ensuring the continued social, economic, and environmental regeneration of Manchester. CS Policy EC1 also states that the Council will support other significant contributors to economic growth and productivity, including cultural and tourism facilities.

Similarly, CS Policy EC2 'Existing Employment Space' seeks to retain and enhance existing employment spaces and sites, unless several matters can be demonstrated, such as:

- *The existing use is un-viable in terms of business operations, building age and format;*
- *The existing use is incompatible with adjacent uses;*
- *The existing use is unsuitable for employment having had regard to the Manchester Salford - Trafford SFRA; or*
- *On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.*

The Proposed Development is a unique 'product' that has been inspired by European event spaces such as Restaurant and Club BRET (Amsterdam), Robert Johnson Club (Germany), and Rex Club (Paris). The Loft will be managed by Animal Crossing, which is led by an experienced team, including Oliver Ryder, who has

headed up the promotions and marketing for the largest series of events in Europe and the largest metropolitan festivals in the UK (The Warehouse Project and Parklife Festival).

The Proposed Development will be managed by a scene of like-minded individuals, and the brand has international clout with people travelling from across Europe to attend the shows. The proposed Cultural Event Space will therefore have a hugely positive economic contribution towards the growth of Manchester, with people travelling to Manchester to attend the events, ultimately enhancing the social and economic regeneration of the City, in accordance with CS Policy EC1.

In respect of the previous employment use at the Site, the previous occupier employed 2no. Full Time Equivalent ('FTE') members of staff and they vacated the building in 2019 as it was no longer suitable for their business operations and relocated to a more suitable premises.

The proposed use will ensure the Site continues to contribute towards the economic regeneration of Manchester, with 4no. FTE employees, and additional event staff required for the evening events (to be held 4 times per month) which will consist of 4no. bar staff, 3no. security staff, 1no. cleaner, 1no. sound engineer, taxi drivers, and wholesalers.

The Proposed Development will also offer a wealth of benefits to the economic and social regeneration of the City, given the Site will ultimately present the cultural epicentre of 'underground' music in Manchester, with its audience spanning across the UK as well as people travelling across the world to attend such events headed up by Oliver Ryder and the Animal Crossing team.

It is therefore evident that the Proposed Development will ensure the Site continues to generate employment, and the benefits of the proposed Cultural Event Space will present a wealth of economic and social benefits for the City, in accordance with CS Policies EC1 and EC2.

Proposed Cultural Event Space

Section 8 of the NPPF 'Promoting Healthy and Safe Communities' states that to provide the social, recreational and cultural facilities that the community needs, planning decisions should plan positively for the provision and use of shared spaces, community facilities (including meeting places and cultural buildings), to enhance the sustainability of communities.

CS Policy C10 'Leisure and the Evening Economy' states that redevelopment which supports the evening economy, contributes to the vitality and supports a balanced and socially inclusive evening/ night-time economy will be permitted, subject to the following considerations:

- *Cumulative Impact – Consideration for areas where there is already a concentration of bars, hot food take-aways and other night-time uses.*
- *Residential Amenity – The proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.*
- *Balance – New uses in Manchester centres should support both the day-time and evening/ night-time economies whilst not undermining the role of the primary shopping area.*

UDP Policy DC10 'Food and Drink Uses' states that any development involving the sale of food or drink for consumption on the premises, the Council will have regard to:

- *The general location of the proposed development, including any reference to the area in other policies in the Plan*
- *The effect on the amenity of neighbouring residents*
- *The availability of safe and convenient arrangements for car parking and servicing*
- *Ease of access of all, including disabled people and*

- *The storage and collection of refuse and litter*

The Greater Manchester Strategy for Culture and Creativity (hereafter referred to as the 'GM Cultural Strategy') is also a material consideration to this application. The GM Cultural Strategy sets out ways to work with cultural organisations, artists and partners across Greater Manchester to co-develop opportunities for people to express their creativity and identity. It sets out nine priorities, one of which is to develop and support cultural businesses and attractions in cities and towns across Greater Manchester.

The Loft seeks to provide a Cultural Event Space, just 3km from Manchester City Centre, which will support the City's day-time and evening economy. The closest residents to the Site are located c. 130m to the south of the Site, on Canada Street, and surveys have been undertaken based on the 'worst-case' scenario of the proposed use in respect of noise (DJ-led evening events), which conclude that the proposed use will have no unacceptable impact on neighbouring residents. Due to the nature of the proposals, they similarly will have no impact on traffic generation in the area; and the OMP submitted in support of the Proposed Development demonstrates that there will be no disturbance or public nuisance to surrounding occupiers.

Management strategies will be implemented to ensure convenient access arrangements will be achieved for the visitors to the venue (as set out in the 'Accessibility' section of the OMP), such as, all of the accessibility information being provided to customers when a ticket is purchased, identifying the public transport options in the area.

The proposed layout of the property has been informed by ensuring ease of access for all, including disabled people, who will be able to easily access the ground floor. As set out in the Design and Access Statement, the internal space of the building has been designed to comply with the minimum standards as set out within Building Regulations; and this includes:

- Short existing ramp at the main entrance to provide access to the ground floor
- Short ramps internally to mitigate the slight level changes within the property
- Disabled compliant external and internal doors
- Disabled accessible toilets

The disabled strategy for the property has been agreed between the Applicant and MCC Building Control, and the ground floor will be fully accessible to disabled customers, which will consist of all services such as toilets, event space, DJ-booth and a bar area.

The details of the waste management strategy have been provided in the Design and Access Statement, demonstrating how the Proposed Development has had regard to the storage and collection of refuse and litter. As required by MCC, a Waste Management Proforma has also been submitted in support of the planning application.

Ultimately, the Proposed Development will bring a vacant unit back into an active community use, serving both economic and social regenerative benefits, assisting with the vision of the GM Cultural Strategy.

It is therefore considered that the requirements of CS Policies C10 and DC10 are met in respect of the leisure/ evening use of the venue, and the proposals will support the principles set out in the NPPF.

Summary

As justified above, the principle of the development is acceptable and is therefore in accordance with CS Policies EC1, EC2, EC3, EC5, SP1, C10; UDP Policies EM5 and DC10; the principles set out in the NPPF, as well as The GM Cultural Strategy.

Neighbouring Amenity

Section 12 of the NPPF 'Achieving Well Designed Places', states that '*planning policies and decisions should ensure that developments [create] a high standard of amenity for existing and future users*' (Paragraph 127).

CS Policy DM1 'Development Management' states that all development should have regard to the effects on amenity, including impacts upon noise and litter; each of which will be considered below and overleaf.

Noise

UDP Policy DC26 'Development and Noise' states that the Council intends to reduce the impact of noise on people living and working in the City, and as such the effects of new development which are likely to be generators of noise will be considered closely.

A Noise Impact Assessment ('NIA') has therefore been undertaken by PDA Acoustic Consultants and submitted in support of the planning application.

As set out within the NIA, the assessment was based on the DJ-led evening events, as this represents the worst-case scenario in terms of noise generating activities. The Assessment concludes that the Site is suitable for its proposed use, from a noise perspective, subject to the following mitigation measures which will be adhered to:

- Lobby Doors – The existing entrance door will be replaced with an acoustic lobby door system, to improve the sound insulation of the building. These doors will also be manned by registered door staff during entertainment events, to ensure that all doors and windows shall remain closed during regulated entertainment.
- Noise Limit -The noise limit will be monitored during events, to ensure it does not exceed 107 dBA. A sound engineer will be present on-site during events to ensure that sound is set at a level that will not cause nuisance to any residential properties. The Engineer will assess and fix sound levels before the event begins. Speakers will also be located so that all sound is projected within the venue and not outside.
- Smoking Area - There will be a member of staff who is responsible for the external area of the premises and who will regularly patrol to ensure that no customers are congregating outside or causing any disturbance. As such, no noise shall be audible at the near residential properties located on Canada Street.

Furthermore, the venue will employ a dedicated Street Marshall to assist customers leaving the property and restrict loitering outside the venue.

It is therefore evident that the Proposed Development will have no detrimental impact on neighbouring occupiers in respect of noise, in accordance with CS Policy DM1 and UDP Policy DC26.

Litter

As set out within the OMP, the venue and up to 50m either side of it will be cleared of any litter by a member of staff. This will ensure that there is no detrimental impact on the amenity of the area, in accordance with CS Policy DM1.

Lighting

The courtyard benefits from the existing street lighting along New Street, which will also be enhanced by dusk/dawn lighting which will be installed as part of the Proposed Development, to the external doors of the property. Due to the distance between the Site and the nearest residential properties, the proposed lighting will have no detrimental impact on the amenity of the nearest residential occupiers.

Summary

It is therefore evident that the Proposed Development will have no detrimental impact upon the amenity of neighbouring residents or occupiers, in accordance with CS Policy DM1, UDP Policy DC26 and the principles set out in the NPPF.

Design

Layout

CS Policy DM1 'Development Management' requires all developments to accommodate an appropriate layout, scale, form, and massing.

The Proposed Development will require reconfiguration of the internal layout of the property, which will consist of the following:

- Ground Floor: Lounge area, cold room, green room (a room in which performers can relax when they are not performing), rentable studio, photography wall/ gallery, co-working space and toilet facilities. The main access to the front of the building will be via a separate entrance and new corridor (the new corridor is required for fire safety regulations).
- First Floor: Bar, dance floor area and DJ booth. The main access to the first floor will be via a weather protected external staircase, to the front of the building, as well as an internal staircase located to the rear of the building.

It is intended that the first floor of the building will be the 'main event space', however, all event activities will be accessible from the ground floor, to ensure the events are accessible by all.

As set out within the Design and Access Statement (prepared by P4B), the layout of the building has been considered alongside a Fire Engineer, to ensure the fire strategy throughout the building is safe and compliant with building regulations.

The layout of the Proposed Development will therefore be suitable to accommodate the proposed Cultural Event Space and meets the requirements of CS Policy DM1.

External Appearance

CS Policy EN1 'Design Principles and Strategic Character Areas' states that opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

As set out in the Design and Access Statement (prepared by P4BA), the appearance of the building will predominantly stay the same; albeit the external metal staircase will be replaced (with a similar metal framed staircase), as well as the introduction of a new entrance door.

The proposed external changes are necessary to support the proposed end-use, which will ultimately ensure that the building does not stand vacant and fall into a state of dis-repair. It is therefore clear that the proposed external appearance of the building will largely remain the same, albeit the unit will be brought back into active use, enhancing the overall image of the surrounding area, in accordance with CS Policy EN1.

Crime

CS Policy DM1 'Development Management' requires future development to be safe and include crime prevention strategies.

As set out in the Design and Access Statement (prepared by P4B), there are existing large gates into the courtyard which will be locked when the building is not in use. There are only two access points into the property (the staircase door and ground floor door), and the proposed external doors will be certified to BS PAS 24.

Furthermore, formal surveillance (CCTV and staff patrols) will also be utilised for deterring and detecting crime from the Site; and the proposed lighting strategy will further assist with this.

It is therefore considered that the Proposed Development will be safe and includes several crime prevention strategies, as in accordance with CS Policy DM1.

Waste

CS Policy EN19 'Waste' requires all developers to demonstrate the proposal's consistency with the principles of the waste hierarchy, which comprises prevention, reduction, re-use, recycling/ composting, energy recovery, and final disposal.

The bins for the property will be located in the outdoor courtyard, providing waste storage for 1no. 1,100 litre general waste, 1no. 240 litre pulpable waste, 1no. 1,100 litre mixed recycling and 1no. 240 litre food waste. Further details are provided in the Waste Management Proforma submitted in support of the planning application, and it is evident that the waste strategy for the Proposed Development is acceptable and in accordance with CS Policy EN19.

Summary

As set out above, the Proposed Development has been designed to a high standard, to ensure the building can operate as required; in accordance with CS Policies DM1, EN1 and EN19.

Other Technical Considerations

Highways

Section 9 of the NPPF 'Promoting Sustainable Transport' states that development proposals should promote sustainable transport modes (Paragraph 108).

CS Policy DM1 'Development Management' states that future development must consider its impact on road safety and traffic generation.

CS Policy T1 'Sustainable Transport' seeks to encourage a modal shift from car travel to public transport, cycling, and walking. Similarly, CS Policy T2 'Accessible Areas of Opportunity and Need' requires development, particularly those offering community uses, to be easily accessible and situated within sustainable locations to ensure good links to the City Centre.

The Site is located in a highly sustainable location, just 3km from Manchester City Centre. Hulme Hall Lane (A6010) is situated to the west of the Site and Oldham Road (A62) is less than 200 meters to the north, both of which offers key bus routes into Manchester City Centre, as well as to and from Oldham.

Manchester Victoria Railway Station is located just 2.4km to the east of the Site, where there is also a taxi rank, providing transport options directly to the Site.

There is a small amount of car parking available on New Street, adjacent to the Site, however due to the nature of the proposed use, it is not envisaged that many visitors to the building will be travelling via a private vehicle. In this respect, it is not envisaged that the proposed use will have any detrimental impact on road safety or traffic generation.

In accordance with CS Policies DM1, T1 and T2, and the principles set out in the NPPF, it is a key priority for the Cultural Event Space to be located in a sustainable location, which the Site at No.1 New Street offers, providing direct public transport options just 3km from Manchester City Centre.

Ecology

Section 15 of the NPPF 'Conserving and Enhancing the Natural Environment' requires development to protect and enhance biodiversity, promoting the conservation, restoration and enhancement of priority habitats.

Urban Green were therefore appointed to undertake a Preliminary Roost Assessment ('PRA') to determine the suitability of the Site to support roosting bats.

The PRA submitted in support of the planning application confirms that one building was identified on Site, which was accessed internally and externally where possible.

The PRA sets out that the building has negligible bat roost potential, therefore no further survey works relating to bats are required to facilitate the Proposed Development. Several recommendations have been provided within the PRA, all of which will be adhered to as the proposals for the Site progress, and have been summarised as follows:

- Any works to the roof to be carried out carefully by hand, removing single roof tiles/ corrugated sheets one at a time (noting that in the unlikely case of a bat being identified, the bat should be carefully covered, and all works must be halted, and an ecologist and/or Natural England to be consulted for guidance).
- Any works to the roof are completed outside of the nesting bird season (March – September inclusive).

It is therefore evident that the Proposed Development will not have any detrimental impacts on priority habitats and planning permission can be granted in accordance with Section 15 of the NPPF.

Summary and Conclusions

With consideration to the matters presented in this letter, it is considered that the principle of the change of use is acceptable and that it accords with both Local and National Planning Policy.

Consequently, and with consideration to the requirements of Paragraph 11 of the NPPF, it is respectfully requested that permission is granted without delay.

We trust the submitted information is sufficient, to enable the application to be validated promptly. Should you have any questions or require any further information then please do not hesitate to contact me by email or telephone.

Yours faithfully,



Ellie Philcox MRTPI PIEMA
Director
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