

11th January 2018

Jon Woodward
Liverpool City Council
Planning Department
Municipal Building
Dale Street
Liverpool
L2 2DH

Dear Jon

PLANNING APPLICATION REFERENCE: 17F/3003

ADDENDUM TO PLANNING STATEMENT

- 1.1 Following your email response dated 21st December 2017 and subsequent request for additional information, this addendum to the Planning Statement has been prepared to further assess the proposal against Policy E1 of the Liverpool Unitary Development Plan. However, we maintain the position stated in the Planning Statement that UDP Policy E1 does not comply with the National Planning Policy Framework and should therefore carry limited weight.
- 1.2 Policy E1 relates to Primarily Residential Areas. It seeks to ensure that the primary use for the designated area is industrial. It should not prevent other uses coming forward where appropriate. Although Policy E1 provides no criteria in relation to alternative developments should development for the existing industrial designation not be forthcoming, the explanatory text to the Policy shows that the Council clearly recognise that there may be instances where deviation from solely industrial uses are acceptable.
- 1.3 The explanatory notes of Policy E1, in paragraph 6.24 states that:
*"In seeking satisfactory development of sites for business and industrial purposes, the City Council acknowledges that, in certain circumstances, complementary activity (such as small retail units) may be required, to serve the day-to-day needs of those employed by the industrial/business uses on the site. In addition, important road frontages of industrial/business development sites may be in a position to attract other forms of development (such as petrol filling stations, fast food outlets and **leisure activities**) which can secure completion of the development of the site primarily for industrial/business use. Proposals for these secondary uses will be considered in the context of other relevant Plan policies, particularly those relating to transport and shopping."*
- 1.4 Paragraph 6.26 concludes that:
"There may be occasions when individual proposals for alternative uses including residential development on industrial land will be appropriate."

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- 1.5 The subject site at Unit 16a Weaver Industrial Estate is served from a dedicated secure access road before the entrance to the Estate when approached from the East, the direction from which it is likely the majority of visitors will travel. The proposed development will be the only unit to be accessed via Brunswick Street and will have sole control over the gated parking area. The entrance to Brunswick Street is an important road frontage as described in the explanatory text to UDP Policy E1. The proposed change of use to D2 (leisure and assembly) conforms to the type of development the Council envisaged in the explanatory text to Policy E1 in paragraph 6.24 of the UDP. Paragraph 6.26 confirms that development for alternative uses can be acceptable.
- 1.6 The proposal will retain complete reversibility. It will not prejudice the long term industrial use of the area.
- 1.7 The proposal represents an occasion where an alternative use on industrial land is appropriate.
- 1.8 I trust this now clarifies the principle of the proposal.

Yours sincerely
For Cass Associates



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Planner

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