

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2024/0521
Site address	The Place, Limes Walk, Oakengates, Telford, Shropshire, TF2 6EP
Proposal	Partial demolition of theatre and construction of a new main theatre auditorium, secondary studio, concourse and back of house facilities in addition to the refurbishment of the retained wing of the building to form extension to the theatre with new restaurant and bar and external works comprising landscaping, replacement substation and reconfiguration of the theatre car park, New Street car park and on-street parking at Slaney Street***RE-CONSULTATION IN RESPECT OF AMENDED DESCRIPTION, AMENDED PLANS, PROVISION OF ADDITIONAL PARKING, TRAVEL PLAN AND TRANSPORT STATEMENT***
Recommendation	Full Grant

1.0 CLARIFICATION OF DETAILS IN COMMITTEE REPORT

- 1.1 Officers would like to clarify the following with regard to parking provision within this application:
- There are approx. 390no. parking spaces available within Oakengates.
 - All 390no. spaces are multi-purpose as they are not allocated to any one specific use and serve businesses, retail and any other user visiting Oakengates centre. Therefore, the spaces cannot be apportioned to individual uses.
 - However, if the Council was to apply the Local Plan parking standards then, as a guide, it could be said that 129no. of these 390no. parking spaces are needed to 'serve' the existing theatre based on its existing floor area.
 - If the same guide was applied to the extended theatre, 174no. spaces would be required. This would equate to 129no. spaces plus a further 45no.
 - During the evenings when the most popular shows are being held at the theatre, there is parking capacity across Oakengates because most of the other car park users have left for the day, so the additional parking requirement can be accommodated.
 - In addition, the Applicant has provided an additional 32no. spaces as outlined in the committee report.
 - This includes on-street parking along Slaney Street which, it is envisaged, will directly benefit residents.
- 1.2 The clarification of details outlined above is not considered to warrant a review of the recommendation contained in the main report.

2.0 DETAILED RECOMMENDATION

- 2.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** (with the authority to finalise any matter including Condition(s), Legal Agreement Terms, or

any later variations) subject to the following:

- A) The applicant/landowners providing a Memorandum of Understanding agreement relating to:
- i) to the provision of a £5,000 for Travel Plan monitoring (subject to indexation from the date of committee with terms to be agreed by the Development Management Service Delivery Manager);
 - ii) S106 monitoring fee of £250
- B) The following Condition(s) (with authority to finalise Condition(s) and reasons for approval to be delegated to Development Management Service Delivery Manager):

Condition(s)

Time Limit Full

Details of materials

Off-site Highways work to be completed prior to occupation

Details of off-site Wayfinding and improvements to public routes between the theatre and bus station and rail station

Travel Plan

Development in Accordance with Plans

Compliance with Construction Environmental Management Plan

Details of Foul and Surface Water Drainage

Erection of Artificial Nesting/Roosting Boxes

Pre-commencement Inspection – Bats

Compliance with External Lighting Strategy

Works in accordance with Preliminary Ecological Assessment

Details of Specification of AHUs and AHSPs

Noise Assessment for AHUs and AHSPs

Building envelope of building to achieve sound weighted sound reduction index of 62dB for walls and 49dB for roof

Details of substation equipment to be submitted and noise assessed post-installation

Post-construction Noise Survey

Remedial Stabilisations Works to be carried out prior to development

Signed Statement of Competency to Confirm Remedial Works Carried out Safely

Compliance with Outline Site Waste Management Plan

Implementation of Hard Landscaping

Tree Protection Measures

Land Contamination – Monitoring and Remediation

Development in Accordance with Ground Conditions Reports