

# Protecting theatres for everyone



Ref.: TC/9006287

13 December 2018

Mr Connor Perrott  
Development Management  
Urban Vision Partnership Ltd  
Salford Civic Centre  
Chorley Road  
Swinton  
M27 5AS

**Applications:** 16/68464/FUL & 16/68465/LBC

**Site:** Former Crown Bingo Hall Church Street Eccles Salford M30 0LZ

**Proposal:** Part demolition of existing building and construction of an eight storey side and rear addition comprising 82 apartments, commercial unit (Use Classes A1, A2, B1, D1 and D2) measuring 178 square metres and car and bicycle parking

## **Remit:**

The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.

## **Comment:**

We note under Consultee Comments that Theatres Trust were contacted on 15th November 2018, however this was not received. Please ensure that the Council's systems are updated to ensure any requests for comment are sent to [planning@theatrestrust.org.uk](mailto:planning@theatrestrust.org.uk).

The Trust strongly objected to the previous application on the grounds of complete loss of a designated Grade II listed heritage asset and insufficient replacement of community or cultural provision to compensate for that loss. Following a redesign of this scheme which retains the theatres façade and remaining elements of most value, we now withdraw our objection on heritage grounds but maintain concern regarding the loss of a community or cultural facility.

There is no analysis provided demonstrating that cultural or community use cannot be viable at this site and is not required by local people in line with Policy EHC4 of the saved UDP policies or paragraph 92 of the NPPF (2018). We would suggest that as a minimum the proposed retail space is given over to D1/D2 use, offered at a suitable rent for such use and secured by

## **Theatres Trust**

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**F** 020 7836 3302

**E** [info@theatrestrust.org.uk](mailto:info@theatrestrust.org.uk)

**W** [theatrestrust.org.uk](http://theatrestrust.org.uk)

**Chair** Tim Eyles **Director** Jon Morgan

**Trustees** Richard Baldwin, David Blyth, Pam Bone, Paul Cartwright, Paddy Dillon, Ruth Eastwood, David Ian, Richard Johnston, Gary Kemp, Dara Ó Briain, Simon Ricketts, Peter Roberts, Ann Skippers, Anna Stapleton

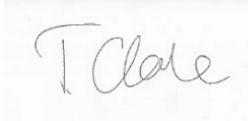
The National Advisory Public Body for Theatres

The Theatres Trust Charitable Fund co-operates with Theatres Trust, has the same Trustees and is registered as a charity under number 274697

condition.

In conclusion, we continue to object to this proposal and **recommend the refusal of planning permission** although this is on the basis of lack of re-provision of a community/cultural facility which could be addressed as outlined above.

Please contact us if we may be of further assistance or if you wish to discuss this representation in greater detail.

A handwritten signature in black ink that reads "T Clarke". The signature is written in a cursive style and is centered within a light gray rectangular box.

Tom Clarke MRTPI  
National Planning Adviser