

Protecting theatres for **everyone**



Ref.: TC/2370

09 October 2019

Ms Fiona Sharp
South Ayrshire Council
Planning Service
Burns House
Burns Statue Square
Ayr
KA7 1UT

By e-mail: planning.development@south-ayrshire.gov.uk

Applications: 19/00810/APP

Site: Land At Carrick Street Ayr South Ayrshire

Proposals: Erection of flatted development

Remit:

The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1978 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in Scotland through The Town and Country Planning (Development Management Procedure) (Scotland) Regulation 2013, 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:

This application has come to the Trust's attention because it involves a residential development immediately adjacent to Ayr's Gaiety Theatre.

Residential developments and noise-generating cultural and town centre uses including theatres aren't necessarily compatible. This is because sound emitted from rehearsals and performances along with other necessary activities such as audiences leaving and the delivery and removal of sets and equipment (including late at night and during weekends) can lead to complaints from new residents. Any restriction or curtailment of existing uses, which may have been carried out over several years, can undermine those uses and their viability and in worst cases can lead to closure.

Theatres and other such cultural uses contribute towards the social and cultural well-being of

Theatres Trust

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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, Ann Skippers, Anna Stapleton

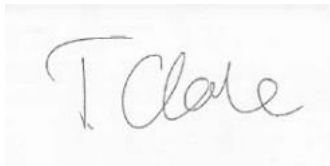
The National Advisory Public Body for Theatres

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

local people and help support the vitality of town centres and surrounding businesses. Therefore protecting the interests of the theatre must be a priority, and following the passing of the Planning (Scotland) Act 2019 this principle has come into law and is described within Section 25 of that act.

We do not object to this development in principle, and the separation of the building from the Gaiety across Carrick Street provides some mitigation. Nonetheless, there is some risk of disturbance to new residential units particularly those located to the north-west corner of the development immediately opposite the theatre. As such, and in accordance with the Planning (Scotland) Act 2019, it must be ensured the new units are sufficiently soundproofed. This is to protect both the theatre as well as the living conditions of future residents. Should any mitigation be required to the Gaiety, this must come entirely at the cost of the applicant/developer and be secured by condition and/or Section 75 agreement.

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

A handwritten signature in blue ink, reading 'T Clarke', is positioned above the printed name and title.

Tom Clarke MRTPI
National Planning Adviser