

# Protecting theatres for everyone



Ref.: TC/362

24 June 2021

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**Reference:** 0/48566

**Site:** 3-8 Bay View Road Colwyn Bay LL29 8DW

**Proposal:** Demolition of existing buildings and erection of a supported living affordable housing development (Use Class C3), access, parking, landscaping and communal courtyard, drainage infrastructure and associated development.

## **Remit:**

The Theatres Trust is the National Advisory Body for Theatres and was established by The Theatres Trust Act 1976 'to promote the better protection of theatres'. The Trust is a statutory consultee in the planning system and local planning authorities in Wales are required to consult the Trust on planning applications for '*development involving any land on which there is a theatre*', '*residential development within 50 metres of a theatre*' as well as for proposed theatres. The definition of theatres within the Act defines a theatre as 'any building or part of a building constructed wholly or mainly for the public performance of plays', and therefore applies to theatres, playhouses, arts centres, ciné-varieties or buildings converted for theatre use, old and new, in other uses or disused.

## **Comment:**

Thank you for consulting the Theatres Trust regarding this application. We have been notified because the site is directly adjacent to Theatr Colwyn. We submitted comments to the applicant at pre-application stage in which we raised no objections to the principle of development but noted conditions and considerations which would need to be addressed in order to protect the operations of Theatr Colwyn. Those comments were broadly reflective of those submitted by the theatre itself. We note the theatre is identified as a constraint within the Design & Access Statement.

Following formal submission, our position remains unchanged. There remains potential for some of the proposed residential units to be impacted by noise from Theatr Colwyn, particularly any external activity which could occur late at night after shows or early in the morning. There could

### **Theatres Trust**

22 Charing Cross Road, London WC2H 0QL

**T** 020 7836 8591 **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, Paul Cartwright, Paddy Dillon, Annie Hampson, Richard Johnston, Gary Kemp, Jane Spiers, Truda Spruyt, Katie Town

The National Advisory Public Body for Theatres

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also be bleed of sound from the venue which could cause some disturbance to future occupants. We suggested an acoustic assessment be carried out and whilst the applicant's point in the consultation report is taken in that current lack of activity would make such as assessment inaccurate this does not mean that one should not be carried out. Even with the theatre closed to the public it might be possible to replicate activity for measurement, as occurred as part of a planning appeal in Oxfordshire. Sufficient soundproofing, if required, should be made a condition of development. It is the responsibility of developers to manage and mitigate any impacts in line with the Agent of Change principle referenced within Planning Policy Wales.

Additionally, it must be ensured that the theatre's normal performances are protected from disturbance by noisy construction works and demolition. We recommend that the applicant enters into a construction management plan in consultation with the theatre which avoids works which may coincide with normally scheduled daytime/matinee performances. We suggest this is also made a condition of any planning permission.

Theatr Colwyn is an important cultural and social facilities for the town and its wider catchment, contributing to well-being of local people and the attractiveness and vibrancy of the town centre. It is essential it is protected and not subjected to future harmful restrictions which could compromise its operations. We have no objection to the principle of this proposed redevelopment but the interests and activities of the theatre must be preserved.

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

A handwritten signature in black ink that reads "T Clarke".

Tom Clarke MRTPI  
National Planning Adviser

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