

Ref.: TC/116

11 September 2025

Laura Neale  
Development Control  
Communities and Place  
Derby City Council  
The Council House  
Corporation Street  
Derby  
DE1 2FS

By e-mail: [developmentcontrol@derby.gov.uk](mailto:developmentcontrol@derby.gov.uk)

**Application:** 25/01315/OUT

**Site:** Eagle Market, Site Of Former Castle And Falcon PH Morledge, East Street  
And Theatre Walk Derby DE1 2AZ

**Proposal:** Demolition of existing Eagle Market building and erection of a mixed-use development (comprising of up to 674 homes, up to 3,066 sqm GIA of commercial space and up to 145 car parking spaces), including residential and commercial floor space (Use Classes C3 and E); public square; servicing; car and cycle parking provision; hard and soft landscaping works; provision of new pedestrian routes; and other associated works.

**Remit:**

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'.

**Theatres Trust**

22 Charing Cross Road, London WC2H 0QL

**Telephone** 020 7836 8591 **Email** [info@theatrestrust.org.uk](mailto:info@theatrestrust.org.uk) **Website** [theatrestrust.org.uk](http://theatrestrust.org.uk)

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**Chair** Dave Moutrey OBE

**CEO** Joshua McTaggart

**Trustees** Vicky Browning OBE, Anna Collins, James Dacre, Liam Evans-Ford, Stephanie Hall, Annie Hampson OBE, Tracy Ann Oberman, Lucy Osborne, Saratha Rajeswaran, Truda Spruyt, Michèle Taylor MBE, Katie Town

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## Comment:

This application for outline planning permission has come to the attention of Theatres Trust because the site includes Derby Theatre within the red line boundary. We should therefore have been formally notified as per our statutory remit outlined above. The application seeks demolition and redevelopment, although the theatre itself is being retained.

We commented on the previous application in 2023. At that stage it was proposed that the theatre was demolished and re-provided, either on or off-site. Whilst we raised no overall objection to the general principle of that subject to various conditions and safeguards, it is preferable for the existing theatre to be retained. This is because it reduces risk in terms of continuity of provision, and there is some degree of heritage significance arising from the theatre having been designed by noted theatre architect Roderick Ham. Furthermore, the theatre is technically well-equipped and is described on the Theatres Trust database as being amongst the best single-tier theatres in the UK.

The current indicative layout of the development is such that there is probably sufficient buffer between the theatre and noise-sensitive residential uses for 'agent of change' issues (paragraph 200 of the NPPF) to not be a concern. The dock door to the stage is on the same side of the rear of the theatre as the corner of Block D although some distance away, this would pose greatest potential risk to amenity and living conditions as the needs of touring shows necessitates late night and early morning delivery and removal of sets and equipment. When a reserved matters or subsequent full planning permission is sought it is important that when acoustic surveys are undertaken they include noise from the theatre and are recorded at times of activity. This will ensure any impacts are understood and mitigated.

We make no comment on the overall nature and scale of development including building heights or the mix of uses or tenures.

We otherwise raise no objection to the granting of outline permission.

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



Tom Clarke MRTPI

Planning Advice Manager

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