

PLANNING STATEMENT

- 1.1. Proposal is for conversion of existing B1(a) Office premises into 24 No. C3 Dwelling units by way of Permitted Development Rights under Class J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013
- 1.2. Although a new application this proposal is essentially a revision of the grant of Prior approval **2014/4578/P**.dated 21 August 2014 replacing 13 residential units with 24 studio flats
- 1.3. A new S106 would be entered into as before to provide the same car free conditions
- 1.4. The criteria in respect of
 - a. Transport and highway impacts of the development;
 - b. Contamination risks on the site; and
 - c. Flooding risks on the site.

remain as current Grant of prior approval