**PLANNING STATEMENT**

* 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
	2. Although a new application this proposal is essentially a resubmission of the grant of Prior approval **2015/4691/P**.dated 29 September 2015
	3. A new S106 would be entered into as before to provide the same car free conditions

 The criteria in respect of

1. Transport and highway impacts of the development;
2. Contamination risks on the site; and
3. Flooding risks on the site.

remain as current Grant of prior approval