

Temporary Freak Dance Studio

Planning Statement

1. Introduction

This planning statement concerns the proposed provision for a temporary dance studio for Freak Dance on Radcliffe Library's car park and should be read in conjunction with all additional documents that form part of the planning application.

2. Site

The application site comprises two locations, the car park of Radcliffe library and the north-eastern half of the Bridge Methodist Church car park.

3. Proposals and operation

The application's proposals are for the temporary installation of modular buildings on the car park of Radcliffe Library to house Radcliffe based company, Freak Dance. The modular buildings would be in situ for 60 weeks from the date that development can commence. Upon the cessation of Freak Dance's use of Radcliffe Library car park, the site would be restored to the condition and function that it had prior to the temporary installation of the modular buildings.

Freak Dance offers singing, dance, and drama classes for students, including those with disabilities and from disadvantaged backgrounds. It would operate from 9:00 am until 9:00 pm on weekdays and Saturdays, and would be shut on Sundays. The modular buildings would be 220m² and would support 8 part-time staff. A maximum number of 50 students could attend classes at the facilities at any one time.

The proposed development would temporarily remove 19 spaces in Radcliffe Library car park. To mitigate against any inconvenience for library staff or users, the Council has agreed draft terms with the Bridge Methodist Church by re-provide 19 car parking spaces in its adjacent car park for the duration that the temporary modular buildings are in situ. The Council intends that a formal lease between itself and the Church will be entered into prior to the determination of the application. The entrance to the Bridge Methodist Church car park is located just over 110m from the entrance of the library. There would, therefore, be no loss net of car parking spaces as a result of the proposals and the replacement car parking would be located close to Radcliffe Library.

Freak Dance is currently located in the south block of Radcliffe's town centre precinct and has no dedicated car parking spaces.

No public highway would be obstructed as part of the proposals and Radcliffe Library's bike library would remain on site.

The dance studio would play amplified music, please see the report *R3-19.9.22-Radcliffe Civic Hub Freak Dance temporary relocation-2120733-NDD* for further details. Freak Dance would operate from the site in line with the recommendations listed in the noise report. Further, the back door on the north studio would be used strictly as a fire escape and would not be used in the day-to-day functioning of the building. Similarly, the windows on the eastern elevation would remain locked at all times.