

# New Simplified Planning Zone

2024 - 2034

## Appendices

Appendix 6: The Types of  
Development and Requirements of  
the SPZ

Reference: SPZ-A06

For consultation July 2024

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## **Appendix 6 – Types of Development and the Requirements of the SPZ**

- 1.1 Planning permission is granted by the SPZ for certain types of development (permitted uses) subject to the conditions and Sub-Zones provisions as set out in Part 2 and 3 of the SPZ. However, it would be unnecessary for all of the conditions and requirements of the SPZ to apply to each type of development and would run contrary to the purpose of the SPZ which is to facilitate the ongoing evolution of the Trading Estate to respond to the needs of a modernising global economy and business practices in a speedy and flexible manner. Therefore, this Appendix sets out the conditions and requirements (planning conditions, Design Code criteria and Sustainability Requirements) of the SPZ which apply to certain types of development. Consequently, each condition and requirement of the SPZ applies to each of the types of development to the extent relevant to that specific type of development.
- 1.2 For the sake of clarity, when this Appendix states that a requirement of the SPZ applies to that type of development then on that basis the other requirements of the SPZ therefore do not apply to that type of development.
- 1.3 Those types of development in question are listed as follows:
- Demolition
  - Walls and other means of enclosure
  - Changes of Use
  - Solar Photovoltaic Panels (where attached to new or existing buildings)
  - Refurbishment Works
  - CCTV Masts and associated equipment
- 1.4 Extensions to existing buildings including ancillary structures permitted by the SPZ is a type of development that is not identified in this Appendix. This is because this type of development must comply with all the parameters of the SPZ in accordance with Condition 56 of the SPZ and thus all of the SPZ requirements apply to this type of development so there is no need to specify which of the requirements do apply as has been done with the other types of development listed above.

### **Demolition**

- 1.5 Conditions 1, 2, 3, 14<sup>1</sup>, 16, 17, 32, 33, 40, 42, 51, 52, 53 and 55 of the SPZ apply to new demolition works permitted by the SPZ Scheme.
- 1.6 Requirement 15 of the Sustainability Requirements (Appendix 5 of the SPZ) applies to new demolition works permitted by the SPZ Scheme.

### **Walls and Other Means of Enclosure**

- 1.7 The following sections of the Design Code (Appendix 1 of the SPZ) apply to the carrying out of the erection of new walls and other means of enclosure permitted by the SPZ Scheme:
- Section 10.1 Boundary Treatment
  - Section 10.2 Gates

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<sup>1</sup> Condition 14 of the SPZ applies to demolition works subject to the clarification provided at paragraph 1.6 in this Appendix.

## Changes of Use

- 1.8 Conditions 1, 2, 3, 17, 18, 19, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 41, 42 and 43 apply to changes of use between the permissible uses which the SPZ permits that do not involve any external physical works or a change in floorspace permitted by the SPZ.

## Solar Photovoltaic Panels (where attached to new or existing buildings)

- 1.9 Conditions 1, 2, 3, 8, 9, 10, 13<sup>2</sup>, 15, 17, 27, 32, 33, 39, 40, 41 and 55 of the SPZ apply to the installation of new solar photovoltaic panels on new or existing buildings permitted by the SPZ.
- 1.10 The following section of the Design Code (Appendix 1 of the SPZ) applies to the carrying out of the installation of solar photovoltaic panels on new or existing buildings permitted by the SPZ:
- Section 8.1 Roof Plant, Flues & Equipment

## Refurbishment Works

- 1.11 With regard to refurbishment works permitted by the SPZ there are a number of different types of refurbishment works and therefore different requirements of the SPZ should apply differently to the specific types of refurbishment works. The following table sets out these types of refurbishment works and the requirements of the SPZ to apply to each.

Type of Refurbishment Works	Applicable Planning Conditions	*Applicable Design Code Criteria	**Applicable Sustainability Requirements
Green Walls	1, 2, 3, 14**, 26, 32, 33, 40, 53 and 55	N/A	3 and 16
Green Roofs	1, 2, 3, 8, 14**, 15, 26, 32, 33, 40, 53 and 55	N/A	3 and 16
Entrance Canopies	1, 2, 3, 13*, 14**, 32, 33, 40, 53 and 55	Section 7.1 Entrances	3 and 16
New Cladding	1, 2, 3, 13*, 14**, 32 and 33	Section 6.1 Layering, 6.2 Colour Palette and 6.3 Elevations	3 and 16
New Roofs	1, 2, 3, 8, 13*, 14**, 15, 27, 32, 33, 39, 40, 52 and 57	Section 8.1 Roof Plant, Flues & Equipment	3 and 16
Bike / Refuse Storage	1, 2, 3, 12, 14**, 17, 32, 33, 40, 53 and 55	N/A	16
Loading Doors	1, 2, 3, 14**, 17, 22, 29, 32, 33, 40, 53 and 55	N/A	3 and 16
Dock Levellers	1, 2, 3, 14**, 29, 32, 33, 40, 53 and 55	N/A	3 and 16
EV Charging	1, 2, 3, 17, 32, 33, 40, 53 and 55	N/A	N/A
Windows	1, 2, 3, 13*, 14**, 17, 32 and 33	7.2 Windows & Doors	3 and 16
Doors and Fire Doors	1, 2, 3, 13*, 14**, 17, 22, 32 and 33	7.2 Windows & Doors	3 and 16

<sup>2</sup> Condition 13 of the SPZ applies to the carrying out of the installation of solar photovoltaic panels on new or existing buildings subject to the clarification provided at paragraph 1.11 in this Appendix.

Solar Shading or Louvres	1, 2, 3, 14**, 17, 32 and 33	N/A	3 and 16
Plant (except Solar Photovoltaic Panels)	1, 2, 3, 8, 10, 12, 13*, 15, 17, 30 32, 33, 39, 40, 53 and 55	8.1 Roof Plant, Flues & Equipment and 8.2 Plant Gantries	N/A
Sprinkler Tanks	1, 2, 3, 8, 10, 12, 13*, 15, 17, 32, 33, 40, 53 and 55	8.1 Roof Plant, Flues & Equipment	N/A
Heat Pumps	1, 2, 3, 8, 17, 29, 30, 32 and 33	N/A	N/A

### **CCTV Masts and Associated Equipment**

1.12 Conditions 1, 2, 3, 17, 32, 33, 49 and 53 apply to the erection of new CCTV masts and associated equipment permitted by the SPZ Scheme.