

Unit 13 and 14 Shaw Park Silver Street Planning statement. 19.02.26.

Units 13 and 14 are currently in use as a warehouse facility, with a small proportion of the floorspace occupied by a site office, staff rest rooms and associated accommodation. The existing lawful use of the premises is Class B2 (General Industrial), and this proposal seeks to retain the B2 use class.

The units will be operated as a Brand-Approved Accident Repair Centre, continuing the industrial character and function of the site. Description of Proposed Works as part of this application, it is proposed to install two industry-standard spray booths within the existing building.

- The location of the two proposed spray booths is clearly indicated on the updated Proposed Floor Plan [Proposed Layout Spray Ovens Unit 13-14 Shaw Park Silver Street 19.02.26].
- Please also see [P-COL13-RW1-A] and [P-COL13-E] for drawings on the spray ovens.

These spray booths will be used for vehicle refinishing works, forming an essential part of the accident repair process. The installation will be fully contained within the existing structure and will not result in any increase in the building footprint.

All works are internal and will not alter the external appearance of the front of the property.

The spray booths will be installed by Dalby Engineering in accordance with relevant industry regulations and standards, including appropriate ventilation, extraction, and filtration systems to ensure compliance with environmental, health and safety, and air-quality requirements.

The spray booths will incorporate high-efficiency filtration and extraction systems, including multi-stage paint arrestor filters, to ensure that emissions are appropriately treated prior to discharge. The system will operate in accordance with relevant environmental and air quality standards, ensuring no significant impact on neighbouring occupiers.

The proposed development is consistent with the established B2 use of the site and represents an enhancement of the existing operations rather than an intensification that would materially alter the character of the premises. The introduction of modern, efficient spray booths will support improved operational capability while maintaining compliance with environmental and regulatory frameworks. The proposal is not expected to give rise to any unacceptable impacts in terms of noise, odour, or visual amenity. All activities will take place within the enclosed building, ensuring that the industrial use remains compatible with the surrounding context.

With the exception of the proposed external flue and associated plant required to serve the spray booths, no further external alterations are proposed. The development does not

involve any extensions, changes to the building envelope, or alterations to the front elevation. The overall appearance and character of the premises will remain materially unchanged.