

ADOPTED ORDER
16 May 2012

LDO for Birmingham Science Park, Aston

Within the area of Birmingham Science Park, Aston, as detailed on Plan 1 - planning permission is hereby granted for the following changes of use within the Town and Country Planning (Use Classes) order 1987 and any subsequent amendments;

Class 1

Permitted Development

Development consisting of a change of the use of a building

(a) to a use for any purpose falling within Class B1(b) or (c) or B8 of the Schedule to the Use Classes Order from any use falling within Class B2 of that Schedule;

(b) to a use for any purpose falling within Class B2 or Class B8 of that Schedule from any use falling within Class B1 of that Schedule;

(c) to a use for any purpose falling within Class B1(b) or (c) or Class B2 of the Schedule to the Use Classes Order from any use falling within Class B8 of that Schedule;

(d) to a use for any purpose falling within Class B1(b) or (c) or Class B2 or Class B8 of the Schedule to the Use Classes Order from any use falling within Class D1 of that Schedule.

Development not permitted

Development is not permitted by Class 1 if the premises subject to change of use to B8, has a floorspace greater than 999 square metres.

General LDO Conditions

The LDO is also subject to the following general conditions:

- 1.1 The LDO and the terms within it will be active for a period of three years following the day of its adoption on 8 May 2012 and will expire following this period. It will cease to apply on the Day following the third anniversary of its adoption, i.e 9 May 2015.
- 1.2 Uses which have started under the provision of the LDO can continue even if the LDO expires or is modified.
- 1.3 The LDO does not grant consent for the change of use of any existing or future listed buildings in the boundary, which must be the subject of planning permission.

- 1.4 The LDO does not remove the need for consent for any physical or structural or operational development, which will be subject to any statutory requirements.
- 1.5 The LDO does not remove the need for advertisement consent.
- 1.6 The LDO does not remove the need for consents obtained through other legislation such as licensing regulations.

Existing Use Classes and Permitted Change

Use Class	Permitted change to
A1- shops	None
A2- financial & professional services	A1
A3- Restaurants	A1 & A2
B1(a),(b)&(c)- Offices/R&D/Light Industry	B8 when less than 235 sq m
B2- General Industry	B1 or B8 when less than 235 sq m
B8- Storage or distribution	B1 when less than 235 sq m
D1- Non-residential institutions	None
D2- Assembly & Leisure	None

Plan 1

