Planning Statement

Proposed Change of use at Ground Floor of Unit 15 Christie Fields Manchester

Background

This statement is in support of a Planning Application to change the use of the ground floor of the premises from an office to a fitness gym (leisure useD2). The existing first floor office accommodation is unaffected .There will be some internal alterations to provide changing facilities but the external appearance of the building will be unaltered. A site location and internal layout plan have been provided.

Proposal

The proposed fitness gym is a new business that will provide fitness and training facilities to people working in and around the Christie Fields business park and to those living in the local area. It is anticipated that peak use will be before and after normal office hours and it is proposed that the gym will open at 0630hrs and close at 2130hrs seven days a week . Staff numbers have not yet been set.

Parking

There are six dedicated parking spaces for the business located directly outside the building, other parking spaces have been negotiated as follows:

Up to 25 spaces are available at the nearby public house car park these are available for use throughout the day.

After 1830hrs additional spaces are available on site see appendix A

There are also unallocated parking spaces on the business park and it is likely that customers who work on the business park will use their own parking spaces.

Vehicle Movements

It is likely that many of the customers will already be working on the site and as peak use is likely to be before and after normal office hours there should not be an increase in vehicle movements .

Waste Management

Provision of bins and refuse collection is the responsibility of the landlord for which a service charge is paid the nearest bin storage area to the unit is shown on the location plan,separate bins are provided to allow for recyclable materials to be disposed of.

Conclusion

The ground floor office space has proved difficult to let. The proposed use will be complimentary to the existing working environment helping to promote good health and fitness to local residents and workers. The applicant has had discussions with the adjacent businesses who have indicated their support for the new business.

Appendix A

Parking arrangements, transport scheme and policies

Parking arrangements

- 6 spaces with the unit.
- From 10 to 25 spaces at Christie field's pub (Agreed, pending contract)

After the hours of 630pm

- 30 spaces from Kids Allowed (Agreed)
- 6 spaces from Bowmer & Kirkland if needed (Agreed)
- 16 spaces from Manchester city council unit 1 if needed. (Agreed)

Total amount of spaces available = 83

- Alongside this there are an additional 8 parking spaces between unit 1 and our unit 15. These spaces are unmarked and run alongside our unit.

Car parking

The building comes with 6 parking spaces. We have agreed the use of up to 25 spaces at Christie field's pub. During office working hours 9am-6pm we believe we will have 10 to 15 people per hour. The busy periods in a gym are traditionally 6am to 8am and then 6.30pm to 8.30pm. We expect our peak busy period to be weekday evenings between 6.30pm and 8.30pm and this is outside of office hours. Therefore the businesses are happy for us to use their parking spaces.

After 630pm we have permission to used Christie's field's pub, Kids Allowed, Manchester city council (unit 1) and Bower & Kirkland spaces. Outside of office hours I believe parking spaces on the complex will free up as people finish work and leave the business park. We have gained a verbal agreement with Kids Allowed, Manchester city council unit 1 and Bower & Kirkland. A contract will be draw up with the Christie field's pub.

On several occasion I have been down to the business park after 6pm and all of the parking spaces are empty. Therefore I don't believe this to be a concern as I have addressed the amount we need during the day and evenings.

We believe we have more spaces than we require. When discussing the option to place a personal training gym at the business park, Christie fields pub, city council unit 1, Bowmer & Kirkland and Kids Allowed think it is a good idea and offered there spaces. In return we have offered them a corporate rate.

With 10 to 25 spaces from Christie Fields Pub we will have 16 to 31 spaces available during office hours for clients visiting from outside the park. We will have an additional 54 to 83 spaces available after 6.30pm. We believe this more than covers our needs for parking spaces and we have the ability to increase the number we rent from the Christie fields pub should we need to.

We will have a parking policy detailing where clients can park during the day and after office hours. This should avoid any issues with clients using spaces they should not during office hours. All of the businesses offering there spaces are happy with the policy. All clients will be informed on a regular basis where to park.

This is something we have examined a lot as we want ore clients to have an access able experience. Alongside this we are spending a lot of money to put this together and parking is something we cannot overlook.

Client market

We believe that the majority of our client market will already be based on the business park. Therefore they will most probably leave there car in the space they already hold during work.

Transport scheme

We believe in health and fitness promotion Therefore we aim to set up a walk, run, met or cycle to the gym scheme. A clients that uses one of these methods to get to the gym will be rewarded via a point scheme. Clients would be rewarded points per visit with monthly rewards. We hope that this concept will encourage clients to leave their cars at home and warm up by jogging to the gym.

Policies

Kids Allowed Policy

•We will place a sign up on the front of our building. Informing members of the parking options and times.

•We will ask every member as they come in where they have parked. If they have parked there outside of the permitted time we will get them to move.

•When inducting a new client to the gym we will make it clear where they can park and cannot.

•We will walk around the gym asking members where they have parked.

•We will place a sign up on the entrance to Kids Allowed car park saying (Gym members can only park here after 630pm).

We plan to have two members of staff on at any one time. So I believe we can control. All of our members will be contactable via or database and app. This app will also have a section called Parking at the gym. This will inform members of their options as they turn up.

During Kids Allowed events (once a month) we will inform members not to park there. Kids Allowed will provide us with an events calendar. We will email and text our members the day before informing them not to park there. We could place a sign up at the entrance saying (Gym members are not permitted to park at kids allowed during today's even). During the event we will walk around the gym asking if anyone has parked in kids allowed.

Jennie Johnson the owner of Kids Allowed Has permitted the use of their spaces. We believe we will have a great association with Kids allowed.

Christie field's pub Policy

Christie field's pub have given us permission to us the Christie fields pub and premier inn car park during or opening hours 6am – 930pm. We can use from 10 to 25 spaces. This will be monitored and if necessary we have the option to hire more spaces.

Bowmer & Kirkland policy

Outside of office hours Bowmer & Kirkland have given permission to us there spaces. With Bowmer & Kirkland we will place cones out each morning so our clients do not park in there spaces.

Manchester city council unit 1 policy

Outside of office hours Manchester city council unit 1 have given permission to us there spaces. We will place cones out each morning so our clients do not park in there spaces.