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 agreement has been reached with adjacent businesses Manchester City Council Unit 1 (16 spaces) Bowmer Kirkland Unit 15 (6 spaces) and Kids Allowed (30 spaces) this gives a total of 83 spaces available .

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 .

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.