

PLANNING STATEMENT

(Incorporating Design & Assess Statement)

**64B Cornwall Avenue
Blackpool
FY2 9QW**

**FOR:
CHANGE OF USE APPLICATION**

**TO:
USE OF PREMISES AS A MORTUARY (TO INCLUDE AN
EMBALMING AND MORTUARY SCIENCE TRAINING
CENTRE)
WITH ASSOCIATED STUDENT ACCOMODATION
ABOVE, ASSOCIATED LANDSCAPING AND PARKING
TO FRONT WITH EMERGENCY STAIRCASE TO THE
REAR.**

Alan Jones
Chartered Surveyors

1.00 INTRODUCTION

This statement accompanies the application for planning permission for a change of use of the premises known as 64B Cornwall Avenue, Blackpool, from a former Food Bank / Warehouse into a Mortuary (including an embalming and mortuary science training centre) with Associated student accommodation above, associated landscaping and parking to the front with emergency staircase to rear.

The subject property was originally constructed as the Blackpool and Fylde Deaf and Dumb Society, and thereafter as the Blind, Deaf and Dumb Institute, and more recently as a Food Bank, within the planning use class of B8.

The applicants have a small scale facility at 30a Raikes Parade which operates without any affect on local amenity. The proposal is to expand the business into the application site.

2.00 PROPOSED USE

The primary purpose for the property will be as a private mortuary service to funeral providers, but will not be a funeral provider. The mortuary service will provide embalming procedures for those funeral providers which do not currently have fit for purpose embalming facilities and/or professional embalmers to provide the service, and will also provide practical training facilities for embalming and mortuary science students.

It is noted that the Government is to introduce strict licensing requirements for the funeral profession, this will include practitioners of embalming. This will require a professional qualification for embalmers, hence the training facility proposed on site. On this basis, it is proposed to provide *ad hoc* student accommodation, albeit not a permanent basis. Those students that would occupy the first floor, will be attending courses and teaching facilities on the ground floor and will occupy the student rooms in the same way that a university provides term-time and summer school accommodation. It is preferred that the students stay on site to absorb the methods and procedures taught instead of the distraction of offsite accommodation. The estimated length of stay will reflect university term-times with shorter stays available for ancillary courses outside of term-time.

The height of the building will allow a mezzanine floor to be constructed at first floor level, which will provide the student accommodation as shown on the application plans Dwg No. B22-2278.

The proposed use will generally be 0800 to 1800 during weekdays. Victoria Hospital only allow one morning and one afternoon collection window for bodies; this in itself provides an indication of vehicle activity at the premises. The student training will be Monday to Friday at normal term times.

3.00 PLANNING POLICY

It is accepted that the proposed use will fall within the current local planning authority policies as follows-

- POLICY SC3; Economic Development and Employment- this policy states that the Council will safeguard existing industrial and business premises for employment use and enhance the sites with new employment opportunities.

- POLICY DM20; Extensions and Alterations – this policy requires that any alterations or extensions to the existing building would be well designed in relation to original building and adjoining properties.

The existing use class of the building falls within the B8 use - storage and distribution, with the last known use as a Food Bank. Prior to the existing change of use, the property will probably fall within use class D1.

4.00 PLANNING PRECEDENT

The local planning authority has approved the following premises for similar use, thus setting a precedent::

- 17/036 Use of premises as mortuary college, embalming theatre and living accommodation
Site address: Waterloo Methodist Church, Waterloo Road Blackpool FY1 4B

5.00 SUSTAINABLE LOCATION

The property is accessible on foot from sustainable transport modes including the nearby Blackpool and Fleetwood tramway, bus routes and cycle routes.

6.00 ACCESS

The applicant will operate a delivery and collection system through the existing double doors at the rear of the building.

There is on street carparking on Cornwall Avenue, but it is not anticipated nor desired for there to be a great influx of vehicle activity at the front of the building. It is noted that there was a constant stream of vehicles visiting the former Food Bank, which we understand caused disturbance with the adjacent residents. The proposed use is a very low-key operation in comparison.

Notwithstanding the location, the site has four car-spaces to the frontage and the potential for two additional spaces off the back street.

7.00 DESIGN

There are no major external alterations proposed, save and except the introduction of some planting and the removal of the roller shutter door and the introduction of an ocular window to the west aspect to provide a quasi-residential feel to the building and create a complementing aesthetic to the existing college building at 30a Raikes Parade.

8.00 FLOOD RISK

The application site is not within a Flood Risk Area.

9.00 WASTE DISPOSAL

Waste from the use will be in part clinical and will be collected by private contractors once a week. Usually 2 bags per week kept in a plastic container. The containers used are restricted to 8kg/bag (about the size of a standard wheelie bin). The waste will not contain human remains, it will be, in the main, soiled materials

from pre and during the embalming process. The use will operate in accordance with the Human Tissue Act of 2004 and observe guidelines set by the Human Tissue Authority. The refuse store will be external, to the Eastern elevation in the rear yard.

The embalming process does use chemicals, predominantly formaldehyde. None of the chemicals involved with the use are to the amount that requires Hazardous Substance Consent.

10.00 EMPLOYMENT

Short term employment opportunities will be provided for the period during construction.

In the longer term, there will be three members of staff on site.

11.00 CONCLUSION

The proposed change of use is appropriate in a residential area and will be less intensive than the current use. For the avoidance of doubt, the application is not for a Funeral Directors. Locally, there is D Hollowell & Sons on nearby Devonshire Road and the Co-op on Bispham Road.

The student accommodation proposed will allow the operation of the business to be controlled, in as much as allowing students to remain on campus without the need to travel to and from the premises.

The application site is considered to be in a very sustainable location.

We invite the LPA to seek further information as necessary in order to progress the application towards an approval.

Signed:: Alan Jones Chartered Surveyors.

Date

30/03/2022