

Supporting Information: Design and Access Statement

Full Planning Application for the change of use of Commercial Gym to Staff facilities including overnight accommodation for temporary, agency and overseas staff.

Location: BPM SFX, Oak Mill, Manchester Road, Dunnockshaw BB11 5PW

Proposal: Full Planning Application

Submitted: March 2023 Rev A



Oak Mill, Manchester Road, Dunnockshaw, Burnley

1. Site Description

The application site is situated on the Southern Boundary of Burnley District adjacent to Rossendale in the small hamlet of Dunnockshaw. The site is an existing commercial area consisting of several buildings, with the application site occupying 0.52 hectares, which includes the commercial building and external parking and loading areas.

The application takes into account the Northern most ground floor area of the building which is currently used as a commercial gym, which also benefits from parking to the South East of the site. The site is outside of the Urban Boundary, however is part of a well-established commercial zone.



Site indicated within Dunnockshaw

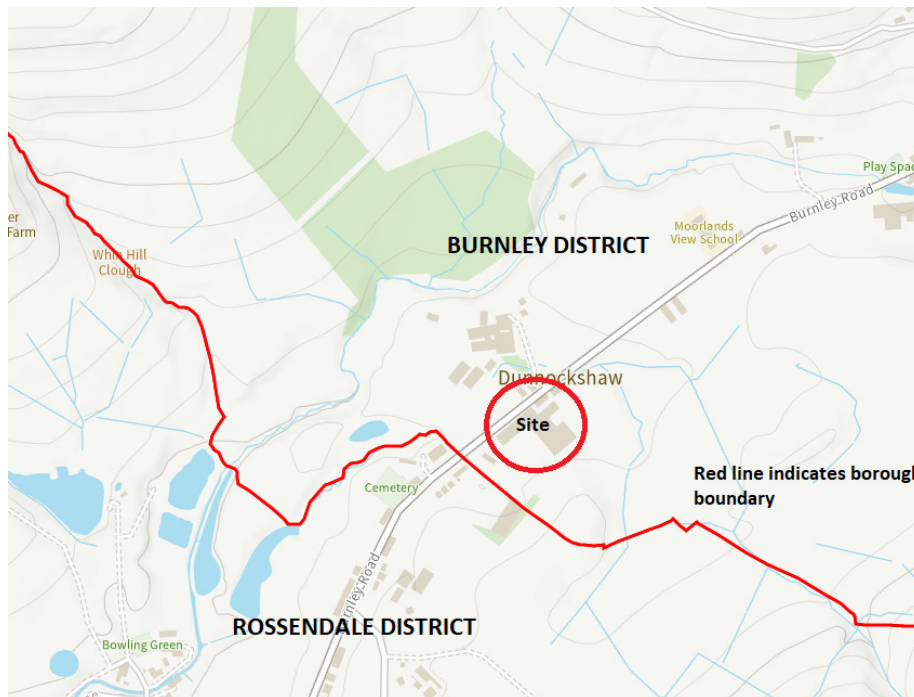


Image indicating proximity to District Boundary

2. Proposal

This application seeks approval for the change of use of the northern ground floor incorporating a commercial gym, to be used as staff facilities including 6 overnight accommodation rooms to be used in conjunction with the existing events and production company which owns and occupies the rest of the building (Oak Mill)

3. Materials

There would be no new materials used on the external elevations or within the site. All the work would be internal and would involve stud partition walls and works to create these accommodation and new facilities.

4. Scale

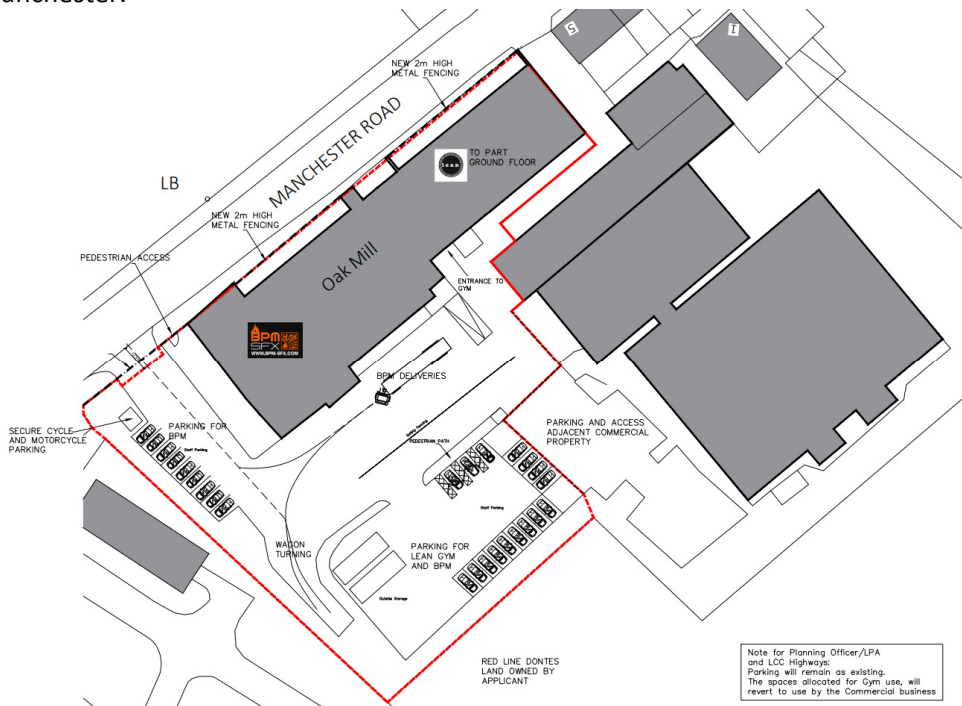
The application would be small in scale given that there would be no changes required external or within the site boundary other than the proposed use.

5. Highways/Parking

This proposal would utilise the existing parking spaces which there are ample for the staffing levels. There would indeed be a net reduction in the amount of vehicles required as the Gym attendances would cease and the staff using the facilities use company vehicles or those from overseas would not have a vehicle. Company Vans are also provided including a mini-bus to drive staff to work projects.

The company also provides 2 EV charging points to the rear carpark which are used by the Staff.

The site also lies on a main bus route linking the site to Burnley and Rossendale and also Manchester.



Site Plan and parking spaces – Also submitted

6. Sunlight/Daylighting Assessment/Separation Distances

There are no impact issues on neighbouring properties due to this being an existing building, however any noise created by the commercial gym will now cease, which would be a positive for any close neighbouring dwellings.

7. Contaminated Land Assessment

N/A

8. Ecology

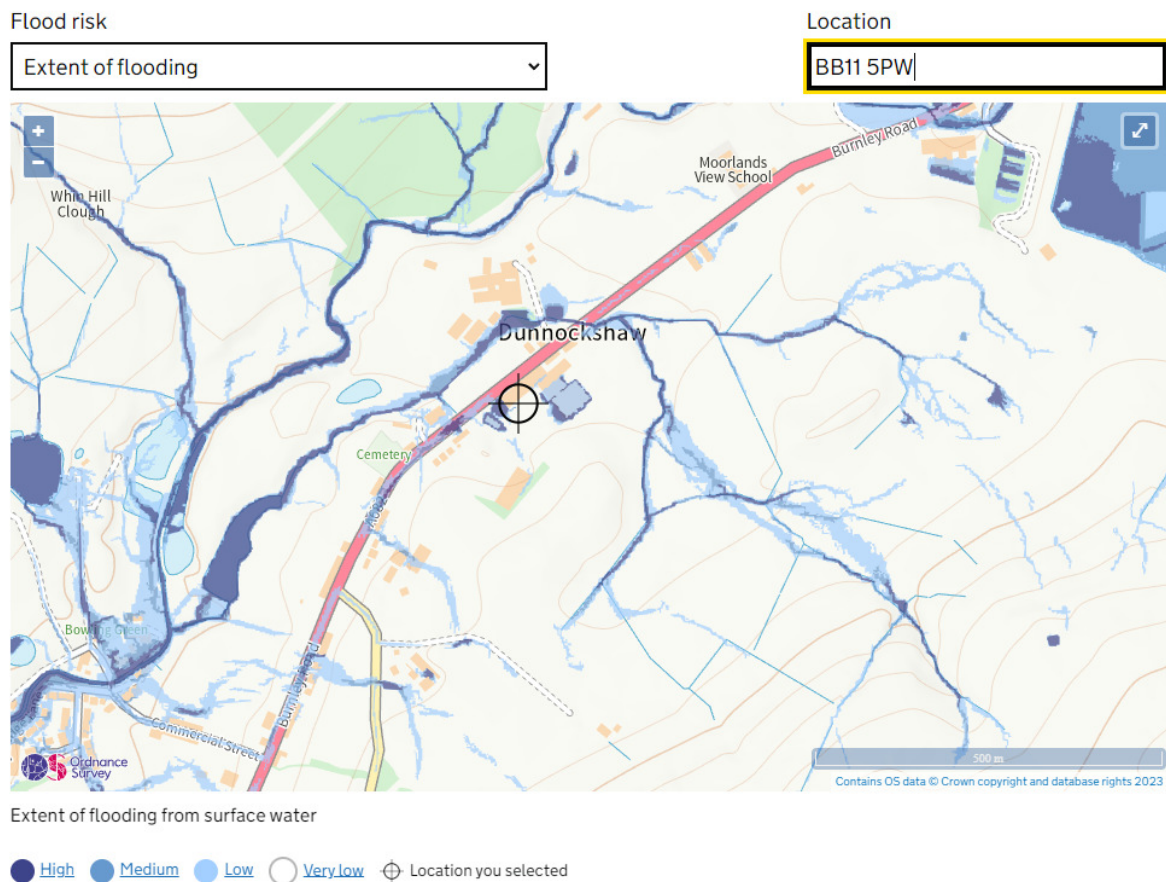
N/A – This is an existing building and no demolition or building works will be undertaken that will affect any local ecology.

9. Flood Risk Assessment

The site does not lie within a flood risk zone that would create issues with river, reservoir or lake flooding.

The building also sits outside the surface water flooding area, and is classed as low risk.

The surface water flooding mapping below indicates that any surface water flooding would occur to the west of the application site and not adjacent to the building that is looking for the change of use.



10. Bin Storage

The change of use will form part of the existing business that currently uses the site. The commercial business already has provision for both commercial waste pick up including recyclable and non-recyclable waste. Existing employees use the current staff room to eat lunch and dinner and this staff room would be relocated to the ground floor within the change of use. Therefore, no additional bin storage is required.

11. Business Case/Plan

Please refer to Business Plan/Case submitted as part of this application

12. Conclusion

The business is a growing successful business within Burnley District. These types of businesses should be promoted and supported. The proposal would allow the business to expand further and provide on-site facilities for the staff that have to be brought in from outside of the UK, due to their particular experience. It is a commercially viable proposal which makes commercial sense to have staff on site at all times.

The proposal would have no negative impacts on the local area and neighbouring dwellings and businesses, but would have positive impacts on the amount of vehicles on site and also noise from the commercial gym, which tends to operate outside normal working hours.

It is for these reasons and those outlined in the Business Plan that this application should be supported and approved by the LPA.

13. Photograph



Car Parking adjacent to entrance



Car Parking to rear including EV Charging points



EV Parking plus Disabled Parking Bay



Parking to rear



View from Gated entrance towards car parking adjacent to entrance



Main Entrance



Ground floor indicated to become part of existing commercial business. Any LEAN signage to be removed



View back to gated entrance