

Design and Access and Planning Statements in support of planning application submitted under planning portal reference PP - 05899346

Proposed Change of Use:

The application is for a change of use from the existing A1 use. The existing proposed use of the premises is D1 and will be to house a Sports Therapy Walk in Clinic.

The facility will give the substantial number of nearby workers and residents who are town centre based the opportunity to be able to access essential and convenient Sports Therapy and Wellbeing care. Water will be served to the clients of the clinic. The emphasis on the Clinic is to be walk in to begin with and then providing future appointment bookings. The clinic will offer assessment appointments, sports massage and occasionally offer a variety of health talks and classes.

This use will not only give much needed support to local workers and residents working in the town centre but similarly also support the other health facilities within the Mall Centre.

Being a Clinic, it falls within D1 use category and this is why D1 use is requested.

Site and Surrounding Area:

The application site is located within the Broad Street Mall, town pedestrianised centre based and a two floor shopping mall. The ground floor comprises of a number of retail shops, cafes and newsagent. The first floor, where the unit proposed is located. It is located on the Eastern side of the Mall Centre, it sits among other health facilities such as, The Gym, NHS Walk in Centre and hair and beauty. The first floor is accessed by either, stairs, escalator or lifts. It is on the same floor as the public toilets and the Mall Centres multi storey car park.

Planning History:

For this unit being propped, there has been no previous applications for change apart from the A1 use originally granted when being developed.

Landscaping:

The application is for a change of use of an existing retail unit that forms part of the Broad Street Mall Centre and includes no area outside the curtilage of the building itself.

Parking provision:

The application is for a change of use of an existing retail unit that forms part of the Broad Street Mall Centre which has an existing multi storey car park.

Planning Considerations:

With the first floor of the Broad Street Mall planning to become a more health focused area, allows for great opportunity and success for a Sports Therapy and Wellness Walk in Clinic.

With the benefits of such a facility in the Mall Centre won't only compliment already existing health facilities such as the NHS Walk in Centre and The Gym but it will also help to support these businesses and work in close relationships.

The number of benefits of a Sports Therapy and Wellness service to the workers, residents and shoppers of the town is unlimited with the obvious health benefits.

The applicant believes that the proposed use is a highly suitable use for a local centre such as The Broad Street Mall, will increase the amenities and services available to workers, shoppers and residents and bring new vitality to the Centre.