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03/11/17

Planning Office

Blackpool Council

1 Clifton St

Blackpool

FY1 1LY

APPLICATION NUMBER: 17/0702

RE: AB COMS BUILDING, COLERIDGE ROAD, FY1 3RP CHANGE OF USE

Dear Miss S Parker

Thank you for your email dated 30th October 2017.

Please find enclosed Sequential Appraisal as requested.

We are ok for you to consider our other Use areas as ancillary to Leisure (Class D2 Assembly and Leisure).

We can confirm there is no extension to the current building floor space. The first and second floor would continue to be used as storage and office and thus no change required.

We can confirm that the existing forecourt is part of our application site and we have full right of use from the landlord. Please find enclosed Site Location Plan now showing a correct red edge to include the forecourt (north point included)

The area between the stair and ground floor would be used as an entrance / storage. The double doors to the rear of the men's showers opens to an open-air void between our proposed site and Links Signs and Graphics, this would be left as external and unused.

We note you state that a Noise Impact Assessment could be required. This is confusing as the current use is an industrial workshop with seriously loud machines, packaging, production, manufacturing and transportation which produce a significant increase in DB ratings than our proposed endurance hub. Please note we would challenge this request.

Please refer to our letter dated 1st November 2017 regarding our response to parking. However, in summary we challenge your point on the depth of spacing on the forecourt. We are of the understanding the minimum legal requirement is 2.4m x 4.8m. We retain and defend our assessment that we can and will fit 6 cars on the forecourt. Please note if this number is reduced then in effect, this will mean additional cars to be parked elsewhere. In addition, we have approval and authorisation from immediate neighbour 'Links Signs and Graphics' to use there forecourt outside of their working hours 6pm onwards and weekends. Again, we would challenge the requirement for 23 spaces as our proposal is a 'Cycling / Endurance Hub' which will be accessed by cyclists all over the Fylde Coast on their bikes and by runners on their feet for example running from Stanley Park track, park run, athletics which is a ½ mile away. Furthermore, utilising Blackpool's excellent public transport channels which are in abundance within our proposed site area we feel the target of 23 should be significantly reduced.

In relation to Boothley Road, we agree with the residents that the council should be providing them with resident parking permits. As an applicant, we have simply pointed out where the current factual free available parking is and Boothley Road factually has free available parking. In addition to Boothley Road, Coleridge Road stretching across our proposed property and Links Signs and Graphics has ample free car parking (excluding the residents parking opposite). Coleridge Road, leading through to Talbot road also has an abundance of spaces. From our assessment and letter dated 1st November 2017, we calculate 60+ available on street parking spaces.

Moreover, we expect the Council to work with appropriate departments to satisfy the local residents, investors, business owners and wider community needs. Cybelé are in agreement with Boothley Road residents and we are willing to work with the Council and residents to agree a workable solution to suit all parties. We anticipate the Council taking the lead on this and developing the solution to ensure this opportunity is not missed and to prevent future investors from being discouraged with investing in Blackpool. We would again challenge the point you make, quote:

'It is not accepted that the majority of users would cycle or run to the facility, particularly if it is intended to offer an alternative training option during inclement weather'

We are shocked to receive such statement, we understand the Council may never have a dealt with a business change of use like this and we are concerned that the officers may not fully appreciate what we are planning to

achieve. Other countries such as Australia, America, Singapore, Canada, Denmark, Sweden fully understand these concepts. We respect the rigid structure of planning 'Uses' albeit we expect and encourage Blackpool Council to understand innovation and help support a car free culture. As you can see in the floor plans, the majority of the space is bike racks, lounge area, cycling coffee shop (for cyclists to utilise in-between riding). We simply don't have enough training equipment to cater for such demand. Moreover, we will provide the most effective commuting bike parking in the country. As for the point on inclement weather, we would like to make it clear that endurance athletes do utilise their legs and equipment in inclement weather so again challenge your point. Stanley Park any Saturday morning in the winter is full of runners, riders riding over Shard Bridge in winter, swimmers swimming in the sea at Gynn Square on New Year's Day. If anything in the winter months, people are more inclined to condition their bodies due the dark nights and the comfort food culture. Please understand our concept in further detail or feel free to ask for additional information rather than make assumptions. Please understand, there is a difference in safety between going for an endurance ride in the Trough of Bowland, in winter poor conditions in comparison to cycling through Blackpool town to Cybelé and that is what people are highlighting by a safe place to train.

As per above, we have off street parking on our forecourt and sharing Links Signs and Graphics. If the Council have concerns with the ample street parking available on Coleridge Road and Talbot Road, available Blackpool Transport then we would request that the Council investigate options for opening / leasing the available land next to our proposed building, the old Devonshire Road Hospital site and the site opposite that. This would help provide parking for the Council workers currently using Boothely Road area and walking up to town centre and essentially would bring in revenue for the Council and in effect the town. Better still, we would welcome Council workers to cycle commute and utilise our proposed bike parking and shower facilities.

We hope we've answered the points you have raised and more so we hope the Council has noted and understood the significant advantages of this development and the potential this could bring the town and community. Cybelé Vélo isn't just a building usage we are experts in cycling, endurance and wellness who can help the Council on a wider scale, such as voluntary cycling planning in the community, CPD's, sport development representation etc. If there is any further information or documentation you require to assist our application or would like to meet up in person to discuss things further then please feel free to ask.

Sincerely,

Scott Leadbetter BSc (Hons) MRICS
Founder / Director
Cybelé Vélo

Benefits of Cybelé Vélo

30 ways sport and recreation benefits people and communities

- 1 Brings people together, providing opportunities for social interaction.
- 2 Empowers, inspires and motivates individuals.
- 3 Keeps kids away from the TV or computer screen!
- 4 Kids who participate learn better and are more likely to enjoy school.
- 5 Improves mental health.
- 6 Eases pressure on the health system.
- 7 Contributes to social capital.
- 8 Healthy workers are more productive and take less sick days.
- 9 Creates positive alternatives to youth offending, antisocial behaviour and crime.
- 10 Reduces pollution - promotes use of active modes of transport like walking and cycling.
- 11 Provides a vehicle for inclusion, drawing together people of different races, religions and cultures.
- 12 Creates opportunities for, and promotes, volunteering.
- 13 Contributes to higher levels of self-esteem and self-worth.
- 14 Helps to sustain the environment through protecting open space and natural areas.
- 15 Sport and recreation clubs are the hub of community life, especially in the regions.
- 16 Provides work/life balance.
- 17 Binds families and communities through shared experiences.
- 18 Helps shape our national character and pride.
- 19 Creates employment opportunities.
- 20 Promotes a healthy, active lifestyle.
- 21 Develops life skills and leadership abilities.
- 22 Provides a sense of belonging.
- 23 Fosters community pride.
- 24 Tones and strengthens the body.
- 25 Galvanises communities in times of need.
- 26 Economic growth through business investment, employment, major events and tourism.
- 27 Contributes to lifelong learning.
- 28 Great opportunities for networking.
- 29 Reduces obesity.



30 Can help to prevent cardiovascular disease, diabetes and some cancers.



Brings people together, providing opportunities for social interaction.



Empowers, inspires and motivates individuals.



Keeps kids away from the TV or computer screen!



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Improves mental health.



Eases pressure on the health system.



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Helps to sustain the environment through protecting open space and natural areas.



Sport and recreation clubs are the hub of community life, especially in the regions.



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