

Information in support of planning application on unit 27 Graphite WayInformation supplied by applicant - Paul Moffatt

We are aware that our proposal is situated in an employment area and is outside the normal planning use allowed on an industrial estate; however we would like to make the following points in support of our planning application:

1. It is our short term intention to create two permanent full time job, two permanent part time jobs and an apprentice position in the property. It is my understanding that this will mean there would be as many people employed in this property as there are in any of the other currently occupied units on this estate or the adjacent Rossington Place development.
2. As far as I can research, a similar facility does not exist anywhere in the North of England and if I can proceed with my proposal I believe that we will receive visitors from all over the North of England who will obviously visit Hadfield and perhaps spend money in the local shops and facilities, and it will increase awareness of High Peak as a tourism destination. We have already arranged that a diving school from North Wales may well carry out confined water exercises in this particular facility if it existed, and I believe that many other diving clubs throughout the Northwest of England would be attracted to utilise the facilities, and I intend to offer courses to train diving instructors.
3. We are currently running a diving club in the local pool. It is our intention for the club nights to continue to run at the local leisure pool and we have already booked time for 2010. The facility at Hadfield would be used for one-to-one tuition and more specialist and intensive training, and we intend to extend and improve club nights throughout the borough as the facility expands.
4. In trying to find somewhere to locate this facility obviously I must have a reasonably open floor space, decent lofty premises to deal with condensation and other issues relating to having a large body of water in a building. It would not be possible to locate this facility in a shop, office or any other type of building other than a fairly modern industrial unit, or a completely purpose built facility which is far beyond our current economic ability and probably would not be sufficiently revenue producing to justify the capital cost of a permanent swimming pool and other facilities specifically designed just for diving lessons. This particular property is highly accessible from the end of the M67 for the whole of the High Peak area and for Greater Manchester and parts of Yorkshire. It is therefore one of the best locations I have been able to find to set up this facility, having attempted to look at numerous other properties which have either proved physically unsuitable or logistically difficult to occupy.
5. Some of the lessons I intend to give will benefit not only adults but children within the local community, and it is my intention to create a centre of excellence for diving, training and facilities in the High Peak area which may well become known throughout the Northwest and possibly the whole of the UK.

Parking

There are seven allocated spaces on site, and if some staff park in some of the spaces it would be possible to tandem park without causing any serious problems. I will not be able to teach more than six people at once in the pool and therefore it is highly unlikely that there would be a large number of vehicles attracted to the property, and a fair number of the lessons will take place in the early evening when most of the other units are unoccupied and parking elsewhere on the estate would not create a problem for the other industrial and commercial occupiers.

The planning application shows the parking layout proposed. There is a huge turning circle on the site for deliveries and of course since we will not have many large deliveries through the roller shutter door it would be possible to utilise this area possibly for a further two parking spaces, particularly for staff, under normal circumstances.

20 APR 2010



### Pre-planning Consultation Conditions

The conditions 8, 9 and 20 referred to in the pre-planning consultation relating to operation hours, ventilation and noise are all acceptable and we can comfortably stay within those criteria in respect of any noise and fumes leaving the premises. We would be quite happy to comply with whatever reasonable conditions are required by the Environmental Health Officer.

### Water Flooding

Whilst there will be a large pool in the property, if there were to be an accident with the pool there will be a bund system around the pool and the level of water, if it was spread out over the entire unit, would only be a few inches. Emergency drainage can then be, if necessary, fed out towards the river. The water in the tank will only be very lightly chlorinated and will contain no other chemicals or toxic materials, and therefore can under normal circumstances be disposed of through the mains drainage system with the rest of the foul water from the toilets. Any overflow, if it did result in escape to the river, would not contaminate the river due to the very low level of chlorine in the water, which is one part per 100,000ml.

### Conclusion

I have been attempting to set up this facility for almost four years and I believe I have at last found a property which is suitable, satisfies all my criteria and is accessible to my potential clients. Whilst I recognise the Council's policy for the retention of employment land I will be employing people and if my venture is successful the employment levels could increase. On top of this I will attract divers from all over the Northwest of England to Hadfield, and I have a number of other related activities which would be located within the High Peak area to further improve facilities for those people wishing to learn to scuba dive in the immediate vicinity.

As mentioned above if planning permission is granted the facility will provide Scuba Diving tuition for both children and adults alike with physical disabilities as I am an International Association of Handicapped Scuba Diving Instructors and this will make the facility unique for residents in the North West.

I would be very grateful if you could look kindly upon the application.

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