



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No:

320121108 P

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: MR First name: MOHAMMED

Last name: SIKTAT

Company (optional):

Unit: House number: 2 House suffix:

House name:

Address 1: MEARLEY STREET

Address 2:

Address 3:

Town: CLITHEROE

County: LANCASHIRE

Country: U.K.

Postcode: BB7 1AT.

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use:

THERE ARE NO PROPOSED ALTERATIONS IN THE LAYOUT OF THE PREMISES. WE ARE APPLYING FOR A CHANGE OF USE FOR THE PREMISES, AND PERMISSION TO DISPLAY SIGNS ON PREMISES. WE WANT TO BE ABLE TO USE THE PREMISES AS A FITNESS/SPORTS CENTRE, PROVIDING SERVICES TO THE YOUTH AND COMMUNITY OF CLITHEROE AND THE RIBBLE VALLEY.

Has the building, work or change of use already started?

☒ Yes

☐ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

04/12..

(date must be pre-application submission)

Has the building, work or change of use been completed?

☒ Yes

☐ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

04/12..

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site:

 Unit: House number: House suffix:
House name: Address 1: Address 2: Address 3: Town: County: Postcode (optional):

Description of location or a grid reference (must be completed if postcode is not known):

Eastings: Northings:

Description:

FROM WHALLEY ROAD, FIRST EXIT
OFF MINI-ROUND ABOUT NEAR HONDA
CARAVAGE.

5. Pre-application Advice
 Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

 Please tick if the full contact details are not known, and then complete as much as possible: ☐

 Officer name:

 Reference:

 Date (DD/MM/YYYY):
 (must be pre-application submission)

Details of pre-application advice received?

GENERAL ADVICE REGARDING
CHANGES OF USE APPLICATION,
AND DISPLAYING OF SHOP FRONT
SIGNS ON PREMISES.

6. Pedestrian and Vehicle Access, Roads and Rights of Way
 Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

 Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

 Are there any new public roads to be provided within the site? ☐ Yes ☒ No

 Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

 Do the proposals require any diversions / extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection
 Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

 Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

NO CHANGES WILL BE MADE TO
THE PRESENT WASTE COLLECTION AS
THERE ARE BINS THERE ALREADY,
AND THEY ARE BEING COLLECTED ON
A REGULAR BASIS - BOTH NON-
RECYCLABLE + RECYCLABLE WASTE THOSE.

8. Authority Employee / Member
 With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

 Do any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		WILL NOT BE CHANGED	☒	☐
Roof		WILL NOT BE CHANGED	☒	☐
Windows		WILL NOT CHANGE	☒	☐
Doors		WILL NOT CHANGE	☒	☐
Boundary treatments (e.g fences, walls)		WILL NOT CHANGE	☒	☐
Vehicle access and hard-standing		WILL NOT CHANGE	☒	☐
Lighting		WILL NOT CHANGE	☒	☐
Others (please specify)		A SIGN WILL GO UP ABOVE THE SHOP FRONT, WHICH WILL BE APPROX 10FT X 2FT in size.	☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

I AM SUBMITTING DRAWINGS OF THE PREMISES AND ALSO A DESIGN AND ACCESS STATEMENT WITH ADDITIONAL PHOTOGRAPHS OF THE SIGNS ON THE OUTSIDE OF THE PREMISES.

10. Vehicle Parking *THERE IS A COUNCIL CAR PARK ACROSS THE ROAD FROM OUR PREMISES WHICH WE USE.*

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

WE PROPOSE TO CHANGE NOTHING,
 AS EVERYTHING IS ALREADY IN
 PLACE AND BEING USED IN
 GOOD WORKING ORDER -

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

BOXING AND FITNESS CENTRE,
 PROVIDING SPORTING FACILITIES TO
 THE YOUTH AND COMMUNITY OF THE
 LISBOL VALLEY.

Is the site currently vacant?

☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?
 DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No**15. Trees and Hedges**Are there trees or hedges on the proposed development site? ☐ Yes ☒ NoAnd/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
 If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=**Total existing residential units (E+F+G+H)=****TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	No. applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐	180 ² m	180 ² m		
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐			180 ² m	180 ² m
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			2

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	9am - 9pm	10am - 4pm	Closed	

21. Site Area

Please state the site area in hectares (ha):

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12****Agricultural Land Declaration - You Must Complete Either A or B**

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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19/11/12

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

☐ The correct fee: ☐

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

☐ The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☐

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

☐ The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☐
☐ The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☐

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed: [redacted]

Or signed - Agent: [redacted]

Date (DD/MM/YYYY):

19/9/12

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

[redacted]

[redacted]

[redacted]

Country code: Mobile number (optional):

[redacted]

[redacted]

Country code: Fax number (optional):

[redacted]

[redacted]

Email address (optional):

[redacted]

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

[redacted]

[redacted]

[redacted]

Country code: Mobile number (optional):

[redacted]

[redacted]

Country code: Fax number (optional):

[redacted]

[redacted]

Email address (optional):

[redacted]

30. Site VisitCan the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

[redacted]

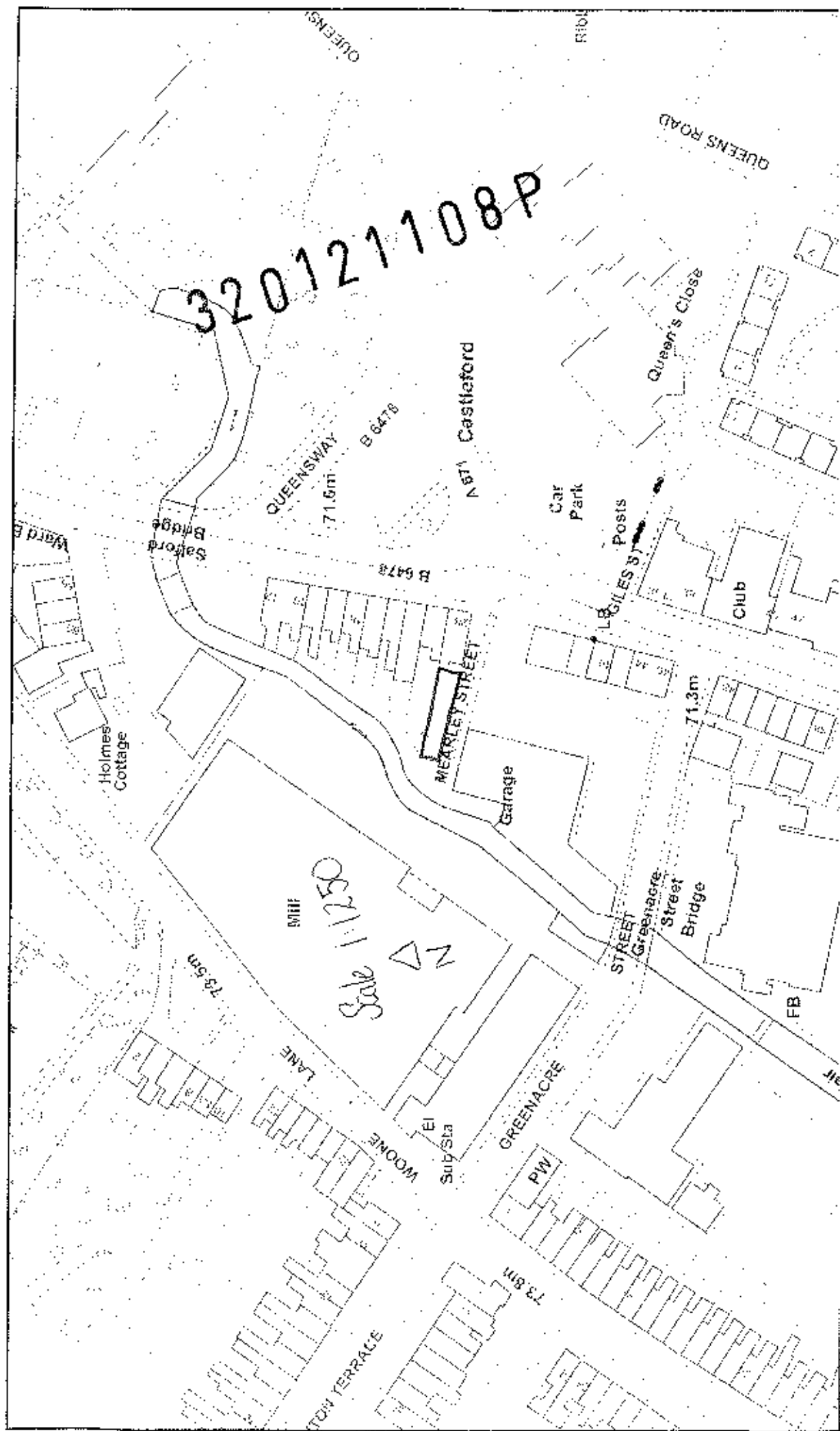
Telephone number:

[redacted]

Email address:

[redacted]

320121108P



QUEENSWAY

71.6m

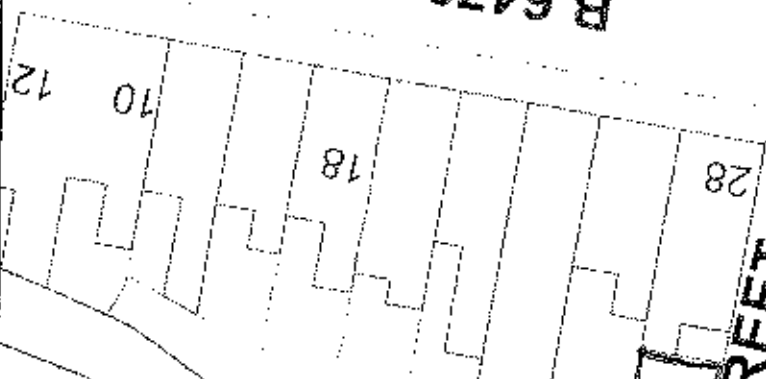
B

A 671 C

Car
Park

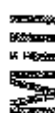
P 801121023

B 6478



MEARLEY STREET

Garage



Scale 1:500

RIBBLE VALLEY FITNESS CENTRE & BOXING CLUB

STRUCTURAL PLANS

N.B: NO STRUCTURAL CHANGES WILL BE MADE TO THE PREMISES. THE PREMISES REQUIRE DECORATING AND AN OFFICE/RECEPTION AREA TO BE PARTITIONED OFF BY PUTTING IN PLACE A PARTITION WALL WHICH IS SHOWN IN THE PLANS BELOW. NO OTHER CHANGES TO THE PREMISES WILL BE MADE.

SCALE : 1:100

320121108P

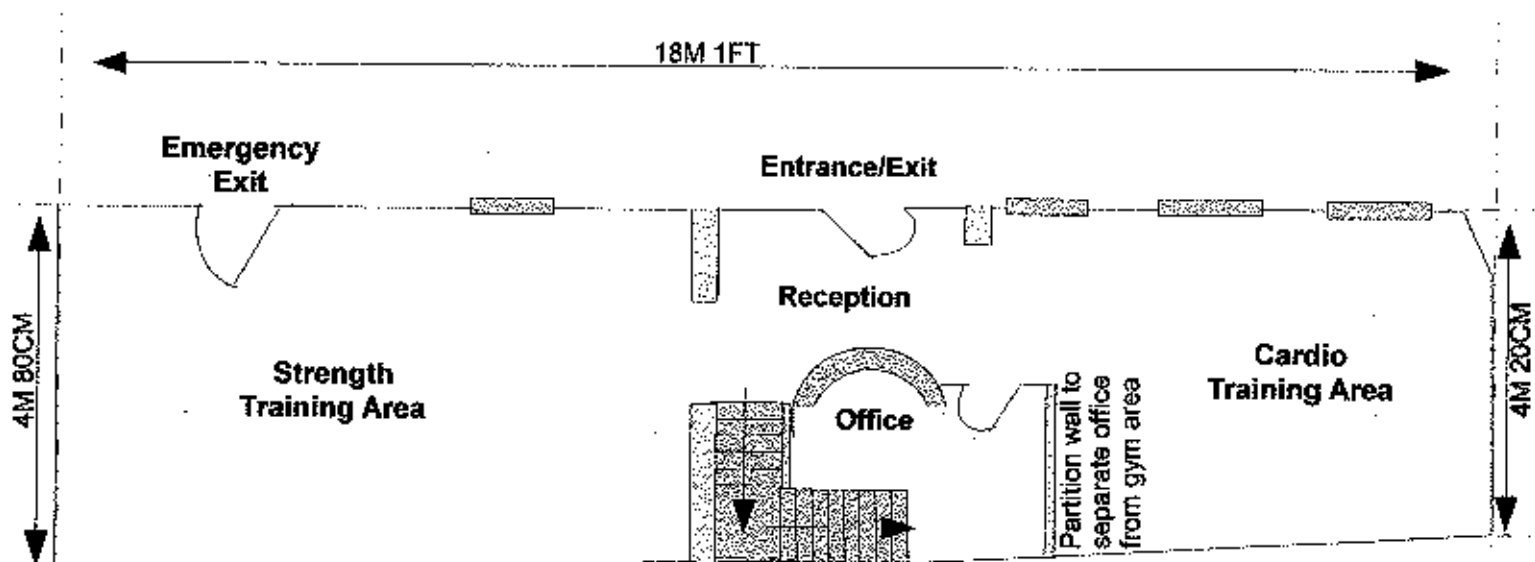
Key:

Windows = 

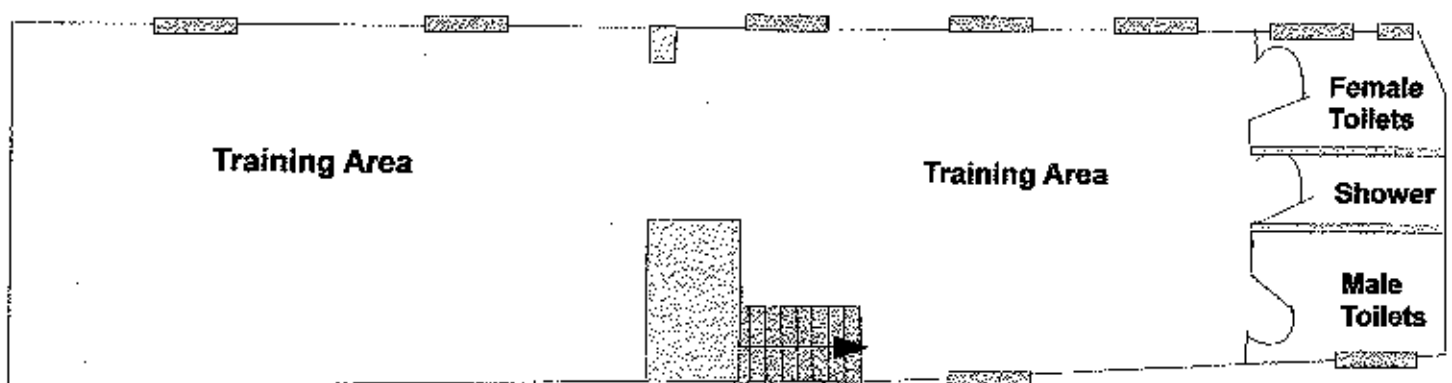
Reception Desk = 

Doorway = 

EXISTING & PROPOSED GROUND FLOOR PLAN



EXISTING & PROPOSED 1ST FLOOR PLAN



3201211082

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB).

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

WE HAVE CONSIDERED WHAT WILL WORK BEST IN THE BEST INTEREST OF OUR CUSTOMERS. THE BUILDING NEEDS TO BE OPEN AND FREE FROM ANY HAZARDS - THE SAFETY OF OUR CUSTOMERS HAS BEEN OUR PARAMOUNT CONCERN WHEN SETTING OUT THE LAYOUT OF THE PREMISES.

Use

What will the extension/development be used for and justify why this is necessary?

THERE HAVE NOT BEEN ANY EXTENSIONS/DEVELOPMENTS PLANNED. WE ARE ONLY CARRYING OUT COSMETIC WORK TO THE PREMISES TO GIVE IT A SAFE AND TIDY, REFRESHING LOOK.

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

THERE IS NO EXTENSION/DEVELOPMENT PROPOSED. THE BUILDING IS TO HAVE SOME GENERAL DECORATION AND PAINT WORK DONE - THAT'S ALL.

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

THE LAYOUT OF THE PREMISES IS NOT TO CHANGE. EVERYTHING IS TO REMAIN THE SAME AS IT IS - THE ONLY CHANGE WE WILL BE MAKING IS TO THE ~~RE~~ RECEPTION AREA - AS WE WILL BE PLACING A DIFFERENT DESIGN OF RECEPTION COUNTER WHICH WILL BE BETTER SUITED TO OUR PURPOSES.

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

THERE IS NO EXTENSION/DEVELOPMENT. ONLY COSMETIC WORK.

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

NO BOUNDARY TREATMENTS HAVE BEEN ~~MADE~~ NECESSARY.

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

NO EXTENSIONS/DEVELOPMENTS HAVE BEEN MADE. THE PREMISES ARE NOW GOOD IN APPEARANCE AND FIT IN WELL WITH EVERYTHING. WE ARE TO USE JUST PAINT MATERIAL TO PAINT THE INSIDE.

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles.

THERE ARE 2 ENTRANCES/EXITS TO THE PREMISES. ONE EMERGENCY EXIT IN THE BACK ROOM AND ONE EMERGENCY EXIT IN THE FRONT ROOM. THERE IS PARKING AT THE REAR OF THE PREMISES ON OUR OWN PRIVATE CAR PARK AREA. ACCESS FOR EMERGENCY SERVICES IS GOOD TOO.