



Statement of Operations

Tom Myers - Director.

1. Introduction

ECO Providers are a local, independent company based in the Ribble Valley. We work alongside local authorities, housing associations, landlords, and homeowners to improve the energy efficiency of domestic properties across the UK. ECO Providers offer several energy-saving home improvement services and help clients access support through grant funding.

Dutton Manor Mill has been developed as a purpose-built facility primarily to provide office space for the managerial, administrative, and accounting staff alongside a materials storage space.

In-line with our business credentials, most materials are sourced locally to the job site and delivered directly, minimising environmental impact. However, some specialist materials are not widely available from local suppliers and so we store these on site. We also keep a number of specialist parts for ground and air source heat pumps and solar systems. Despite there being an increase in the popularity of these sustainable alternatives, parts can still be difficult to source so we store stock in case of an urgent need. This allows our teams to access what they need to complete their work, without creating delays to the client.

ECO Providers UK is not a manufacturing business, nor does it carry out industrial processes. Therefore, the daily business operations do not generate high levels of noise, dust or disturbance associated with industrial processes or heavy machinery use. The premises is also not a retail or distribution premises, and the site will not experience a high volume of traffic. The details of who will typically attend the site and the frequency of visits are laid out below.

This application is to amend our hours of operation due to the increased workload resulting from the current energy crisis. The majority of business functions will continue to be within our current office hours, however in order to meet the needs of our clients, it is sometimes necessary to attend the premises outside the current working hours to collect materials or for office staff to complete their work. Therefore, we request the amendment of the condition to increase the working hours and prevent a breach of planning condition.

2. Building Use

Purposes

The building is used for the following:

- Office space – financial, managerial, and administrative functions.
- Warehouse space – the storage of specialist parts and materials.

Use Class

When discussing the previous application with the planning officer, it was discussed that the use class of the development was unclear and requires further clarification.

The approval notice states that the application is for an Industrial/storage building with a mezzanine office. Of which the approved use class would be:

- E(g)(i) Offices to carry out any operational or administrative functions
- B8 Storage or distribution
- B2 General Industrial

As the approval was to demolish and replace an existing series of buildings, the use class continued based on the previous use of the site (with the exception of retail) which included the following:

- E(g)(i) Offices to carry out any operational or administrative functions
- B8 Storage or distribution
- B2 General Industrial
- E(a) Display or retail sale of goods, other than hot food

However, the new premises now used by ECO Providers UK will not be used for general industrial purposes, therefore the building use will comprise of the following use classes:

- E(g)(i) Offices to carry out any operational or administrative functions.
- B8 Storage

3. Vehicle and People Movements

Employees

The 12 core office staff will be on site daily, Monday to Friday from 0900 to 1700hrs.

All other employees are mobile engineers, operating transit vans. These vehicles are kept at the home of each employee, and travel from their home direct to each job.

The mobile engineer employees visit the site between a maximum of 1-3 times per week, anytime within the days and hours requested within this application. However, this is a worst-case scenario and does not reflect the usual number of visits. These visits are for the purposes of submitting or obtaining paperwork and collecting materials (if required). Each visit lasts approximately 15 minutes.

Visitors

Standard Deliveries occur via small transit vans, once per week, between the hours of 0900 to 1700 Mon – Fri.

Materials deliveries occur via a curtain-sided lorry, once per month, between the hours of 0900 to 1700 Mon – Fri.

Clients visit the site once every quarter between the hours of 0900 to 1700 Mon – Fri.

ECO Providers do not own or operate any HGVs. The site allows space for a lorry to safely unload a delivery away from the road, close to the warehouse doors which takes approximately 20-30 minutes.

4. Hours of Operation

- (Approved): **0800 to 1800** Mondays to Friday and **0800 to 1300** on Saturdays
- (Proposed): **0700 to 1900** Mondays to Friday and **0800 to 1600** on Saturdays

Please note that the primary site operations will occur between 0900 to 1700 Mondays to Fridays, and 0800 to 1600 on Saturdays. The proposed amendment is to ensure that in the

instance that access is required by an employee or work is completed on-site outside of these hours, we will not be in breach of our planning condition.

We hope that the information provided satisfies any concerns and clarifies how the site and building will be used, to ensure that there will be no adverse impact based on the minor increase in working hours.

We welcome your comments and input on the application. Please contact the agent if you would like to discuss the proposal in further detail or to arrange a meeting.