

We wish to comment on Application 161194/DPP - Granite Fight Factory 42/44A Kings Crescent Aberdeen AB24 3HL - Change of use from shop (class 1) to gym (class 11) (**retrospective**).

We have no objection to the Granite Fight Factory's application for change of use if the issues noted below are addressed prior to the application being approved:

**Safety Issues** - Parking in this Conservation area of Old Aberdeen is at a premium and since Granite Fight Factory opened there has been inconsiderate parking blocking wheelchair dropdowns either side of the lane entrance (photo attached).



There is an increase in parking on double yellow lines in Jute Street close to the corner of Kings Crescent making it difficult to enter Jute Street from Kings Crescent and means that cars turning into Jute Street from King Crescent have to reverse back out to allow a car to exit from Jute Street as it is impossible to see until you have committed to the corner of Jute Street with Kings Crescent. Emergency vehicles already find it difficult to negotiate these narrow street without further parking infringements.

**Parking** - Recently a gate blocking off the public lane (land grab) has been installed between the subject premises and 44-48 Kings Crescent. This denies local residents valuable parking they have used for years. The lane is now only available to Granite Fight Factory staff and patrons when they choose to open the gate. The lane must be returned to public use.

**Amenity** - The change of use has meant that the hours of business have also changed from Monday to Friday 0800 to 1700 to a business now operating 7 days a week at times between the hours of 10.00a.m. to 8.00 p.m. with the potential for further hours out with these times as per their website

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Granite Fight Factory is operating in the residential Conservation area of Old Aberdeen and their hours of business should be mindful of this amenity and must not be extended.

Yours faithfully

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